

Project Credits

<i>1994 Working Draft</i>	Steve Bosworth
<i>1994 Survey Telephone Bank</i>	Wilbraham & Monson Academy, Karen White; 1994 Open Space and Recreation Plan Committee
<i>Initial Open Space Inventory Work</i>	Erik Josephson
<i>1997 Pilot Survey Support</i>	Deb Burnett, Sharon Lopata, Wilbraham Community Association/Peach Festival
<i>1998 Resident Survey</i>	Mary Doyle Quigley
<i>Survey Distribution</i>	Open Space and Recreation Plan Committee; Recreation Commission
<i>Historical Background</i>	Coralie Gray; Steve Gray
<i>Principal Author/Project Coordinator</i>	Mary Doyle Quigley
<i>Geology and Soils Analysis</i>	Bob McCollum
<i>Plan Format/Data Management</i>	Mary Doyle Quigley
<i>Required and Optional Maps</i>	Bob McCollum
<i>Principal Editors</i>	Steve Bosworth Coralie Gray Lorelei Hewitt Bob McCollum John Pearsall Lorelei McCollum
<i>Cover Art</i>	Bob McCollum

Open Space and Recreation Plan Committee (For some or all of the years 1994-1998)

Stephen Bosworth	Lorelei Hewitt	James Slattery
Philip Bouchard	Barbara Los	Denny Smith
Robert Croken	Robert McCollum	John Sullivan
Coralie Gray	John Pearsall	StanTenerowicz
Steven Gray	Mary Doyle Quigley	Karen White
Frederic Fuller III	Patricia Ross	James Ziemba
	James St. Germain	

Acknowledgments

The 2000-2005 Open Space and Recreation Plan Committee was produced by volunteers with support and assistance from the following town departments:

Planning and Community Development Director John Pearsall
Frances Popovich

Engineering, Department of Public Works Director Ed Miga and Staff

Assessor's Office Manny Silva, Principal Assessor
Carol Eaton, Carol Horton, Frances Boudreau

Town Clerk's Office Beverly Radner and Staff

Recreation Department Past Director Tony Herdemian
Director Tom Brennan
Barbara St. Germain

Selectmen's Office Pamela Beall
Joan Paris
Bill Fogarty

Special thanks to.....

All resident survey participants, whose thoughtful comments are reflected in the Open Space and Recreation Plan.

The forty-two residents who diligently completed the four-page pilot survey and follow-up questionnaire despite an unusually oppressive heat wave (1997 Peach Festival.)

Lenny Pelletier of Five Star Gardens and Landscapes, who provided a portable putting green at the 1997 pilot survey/OSRP information site.

Louisa Bouchard, for her interest and participation in the plan.

Ed Jamro, for contributions to the environmental inventory.

The Bosworth, McCollum and Quigley families, for their assistance and continued patience with the planning process.

Table of Contents

SECTION 1	6
PLAN SUMMARY	6
<i>Overview</i>	6
<i>Plan Foundation</i>	7
SECTION 2	8
INTRODUCTION	8
<i>Statement of Purpose</i>	8
<i>Planning Process and Public Participation</i>	8
SECTION 3	10
COMMUNITY SETTING	10
<i>Regional Context</i>	10
<i>Recreation in Wilbraham</i>	13
<i>Preserving the Past</i>	19
<i>History of Community</i>	20
<i>Population Characteristics</i>	24
<i>Growth and Development Patterns</i>	26
<i>Economy</i>	29
<i>Infrastructure</i>	29
<i>Long-term development patterns</i>	34
<i>Zoning and Planning</i>	34
<i>Wilbraham Neighborhoods</i>	37
SECTION 4	43
ENVIRONMENTAL INVENTORY AND ANALYSIS	43
<i>Climate</i>	43
<i>Geology and Topography</i>	43
<i>Soils</i>	48
<i>Landscape Character</i>	54
<i>Water Resources</i>	55
<i>Vegetation</i>	60
<i>Fisheries and Wildlife</i>	61
<i>Scenic Resources and Unique Environments</i>	63
<i>Environmental Problems</i>	69
SECTION 5	71
INVENTORY OF LANDS OF CONSERVATION AND RECREATION INTEREST	71
<i>Summary</i>	71
<i>Important Places</i>	73
<i>Protected Land</i>	74
<i>Semi-Protected Land</i>	79
<i>Unprotected land</i>	87
SECTION 6	105
COMMUNITY GOALS	105
<i>Description of Process</i>	105
<i>Statement of Open Space and Recreation Goals</i>	105
SECTION 7	107
ANALYSIS OF NEEDS	107
<i>Recommended Priority Criteria</i>	107

<i>Overview of Resident Survey</i>	110
<i>Survey Highlights</i>	111
<i>Summary of Resource Protection Needs</i>	115
<i>Summary of Community's Needs</i>	116
<i>Summary of Management Needs and Opportunities</i>	117
SECTION 8	120
GOALS AND OBJECTIVES	120
<i>Goal #1</i>	120
<i>Goal #2</i>	120
<i>Goal #3</i>	121
<i>Goal #4</i>	121
<i>Goal #5</i>	122
SECTION 9	123
FIVE YEAR ACTION PLAN	123
<i>Overview</i>	123
<i>Action Items</i>	126
SECTION 10	134
PUBLIC COMMENTS	134
<i>Letters of Review</i>	134
SECTION 11	135
REFERENCES.....	135
SECTION 12	139
APPENDICES	139

Appendix A	List of Map Codes and Street Addresses
Appendix B	Section 504 Self Evaluation (A.D.A.)
Appendix C	Resident Survey
Appendix D	Soil Suitability Ratings
Appendix E	Vegetation and Wildlife
Appendix F	Spec Pond Plant Population Comparison
Appendix G	Historical Timeline
Appendix H	Reduced Copy of Parcel Map Depicting Parcel Numbers for Location Reference in Section 5 (Inventory of Protected, Semi-Protected, & Unprotected Land)

Maps

Map 1	Regional Context	11
Map 2	Historical Perspective	21
Map 3	1985 Land Use of Wilbraham.....	28
Map 4	Subdivision Locus Map	35
Map 5	Building Zone Map.....	36
Map 6	Parcel Map for Wilbraham	42
Map 7	Surficial Geologic Map Depicting Soil Parent Material.....	50
Map 8	Soil Types Depicting Development Limitations.....	53
Map 9	Surface Hydrology of Wilbraham.....	57
Map 10	Flood Plain Areas of Wilbraham.....	58
Map 11	Wetland Areas of Wilbraham	59
Map 12	Estimated Rare Wildlife Habitat	62
Map 13	Historic Sites and Scenic Roads of Wilbraham	68
Map 14	Aquifer Areas, Solid Waste Facilities, Underground Storage Tanks	70
Map 15	Protected Land	78
Map 16	Semi-Protected Land	86
Map 17	Unprotected Land.....	104
Map 18	Action Plan Map & Landscape Vision for Wilbraham	125

Figures

Figure 1	Population Trends	23
Figure 2	Pioneer Valley Transit Authority Route	29
Figure 3	Town Water Supply Lines.....	31
Figure 4	Sewer System	32
Figure 5	Underlying Geology, Drainage, Physical Features	47
Figure 6	Mill River Sampling Locations	55

Tables

Table 1	Recreation Programs	18
Table 2	Population, 1994-1998.....	24
Table 3	Regional Land Use Comparison	27
Table 4	Town Water Supply, Consumption	30
Table 5	Soil Class Descriptions	33
Table 6	Drainage Characteristics	49
Table 7	Soil Suitability Class Descriptions	51
Table 8	Properites Limiting Soil Suitability for Soil Absorption Systems	52
Table 9	Forest Associations	60
Table 10	Natural Heritage and Endangered Species, Vegetation.....	60
Table 11	Natural Heritage and Endangered Species, Wildlife.....	61
Table 12	Important Places in Wilbraham	73
Table 13	Action Plan Key.....	124

Overview

The current Wilbraham Open Space and Recreation Plan (OSRP) Committee adopted a broad working definition of open space and recreation planning, one that goes beyond local athletic fields and undeveloped land. Transportation, historical and cultural concerns, for example, may not come to mind when the average town resident thinks of open space and recreation planning. Yet these considerations are significant components of any plan that seeks to connect people with the land on which they live, work and play.

It is easy to take for granted the many important historical and natural resource features in town, even as we drive by them every day. It is very difficult—and often impossible—to mitigate the loss of such treasures. By the time they are gone, we will have lost the opportunity to save them.

This Open Space and Recreation Plan presents the planning opportunities that are available right now. More than a simple update, the new plan establishes guidelines for government officials to consider as they make land use decisions. It also identifies boards and commissions that may take an active role achieving the goals and objectives of the plan.

The Open Space and Recreation Plan supports the following goals:

1. Develop an on-going base of support for the Open Space and Recreation Plan.
2. Promote active growth management to protect rural atmosphere, scenic landscapes, historic sites and community character.
3. Plan for optimum use of recreation and conservation resources by Wilbraham residents.
4. Preserve and protect natural resources and wildlife habitat.
5. Improve pedestrian, bicycle and public transportation opportunities for Wilbraham residents.

Plan Foundation

Goals, objectives and actions for the Wilbraham Open Space and Recreation plan were designed to address the following overall areas of concern.

Education and Community Building

A successful Open Space and Recreation Plan is dependent on the support of town residents; therefore, the action plan must include a mechanism for educating town residents and involving them in the OSRP.

Sustainable Development

Planning is not an “either-or” proposition, where human land use and environmental protection are always mutually exclusive. With the cooperative efforts of all town boards, careful planning will strike a balance between the two, protecting our town from changes that would permanently alter its ecology, landscape and character.

Nature and Wildlife Protection

Wilbraham ecosystems support a wide variety of plant and animal life. The town must preserve its unique and special habitats for the future.

Community Character

Wilbraham residents—old and new—want to preserve and maintain the small-town character and rural atmosphere of their town.

Recreation and Conservation Facilities and Resources

Wilbraham residents enjoy a variety of indoor and outdoor recreation activities that contribute to the town’s quality of life. The analysis of current and future needs will aid in planning for optimum use of all town facilities and resources.

Trails and Transportation

One significant obstacle to recreation opportunities in Wilbraham is the lack of a formal pedestrian and bicycle transportation network. A significant network of informal trails—on both public and private land—has been defined by recreational vehicles. Combined with utility corridors, these could form the basis of a comprehensive system that would provide many benefits to the town.

Statement of Purpose

The primary intent of the 1987 Wilbraham Open Space and Recreation Plan was to meet qualification requirements for open space and recreation funding at the state level. While the current plan also establishes funding eligibility, it is primarily intended as a tool that connects open space and recreation issues to comprehensive town planning. The new plan emphasizes the importance of town-wide support for the OSRP by suggesting action items for a range of town boards and commissions.

Planning Process and Public Participation

Due to staff and budget limitations, efforts to update and implement the Wilbraham OSRP are largely assigned to volunteers. The Board of Selectmen appointed an OSRP update committee in 1994. This group met several times, conducted a telephone survey of residents, and generated a short working draft of the update.

In 1997, a University of Massachusetts student took on the task of coordinating the planning effort as an independent study and practicum. A literature review of open space and recreation planning resulted in a working model for the process. The coordinator (a resident since 1985) contacted all members of the previous committee and recruited additional participants from a range of ages, lengths of residency, neighborhoods and areas of interest. The Board of Selectmen appointed interested citizens and representatives from the Conservation, Recreation and Historical Commissions and Planning Board. The committee also included the town's Recreation Director and Director of Planning & Community Development.

A resident survey was developed and piloted at Wilbraham's annual Peach Festival in August of 1997. Based on the pilot results and comments from the OSRP team, the revised survey was distributed in February of 1998.

In September 1997, the Open Space and Recreation plan Committee hosted a five-hour field trip to selected recreation and conservation sites, enabling the planning team to see some of the properties managed by the Conservation Commission and Recreation Department. The trip was publicized and open to all interested residents. Participants were provided with a map of destinations and corresponding background information, and several knowledgeable OSRP team members provided relevant information at each of the sites.

Beginning in September of 1997, the committee held a series of planning sessions. Following the guidelines in the Open Space Planners Workbook, the first meeting was a brainstorm session, where the team considered the ideal open space and recreation environment for Wilbraham. At a subsequent meeting, issues from the first planning session were considered in light of strengths, weakness, opportunities and threats. The coordinator compiled an outline of notes from each session for review by the team. Committee members were encouraged to submit a personal vision of the open space plan and its importance. At one planning session, the Recreation Director reported on town programs and facilities. The committee also considered the comprehensive economic, environmental, and community benefits of recreation, which are extensively promoted by the National Recreation and Park Association.

With input from committee members, the coordinator prepared a working draft of the plan. The first round of goals and objectives was developed from meeting records, survey results and individual visions. A new, OSRP-specific database was designed for the inventory sections, centralizing all relevant and required information. All action plan items were entered in another database. Required and optional maps were researched and prepared by OSRP Committee member Bob McCollum, who was assisted in transferring inventory data to the parcel maps by Steve Bosworth and Lorelei Hewitt.

Finally, the working draft was publicized and distributed for public comment. Accompanied by an executive summary, copies of the OSRP were circulated to all town boards and departments, as well as the Pioneer Valley Planning Commission. For the convenience of each board identified in the Action Plan, action items were sorted by responsibility in a separate document. The draft plan was personally presented to some town boards by a team of OSRP Committee members. The plan was also publicized and made available to residents at town offices and the library. Resultant comments were incorporated in the draft submitted to Department of Conservation Services (DCS) for preliminary approval. It is the intent of the OSRP that all tables and maps are updated every 5 years as needed.

Along with the assistance and support of town staff, the Wilbraham Open Space and Recreation Plan was produced by many volunteers. The notable efforts of several individuals, however, are deserving of special recognition. In addition to preparing all of the required and optional maps, Bob McCollum submitted substantial material for the environmental inventory. He also created the cover art for the plan. Steve Bosworth contributed significant material for the Section 5 Inventory, and also prepared and organized the criteria for evaluating open space parcels. Finally, valuable insight came from Town Archivist Coralie Gray, whose contributions provided historical perspective to the development of the plan.

Regional Context

Wilbraham is situated on 22.28 square miles in the eastern Connecticut River Valley of Western Massachusetts. The town is a residential suburb of Springfield and is located within the Springfield-Chicopee-Holyoke Standard Metropolitan Statistical Area. Wilbraham lies eighty-seven miles southwest of Boston, thirty miles north of Hartford, and one-hundred-forty miles from New York City.

Wilbraham is conveniently located near the regional transportation network. The Massachusetts Turnpike traverses the town in the northeast section. Although there is no local interchange, exits in nearby Ludlow and Palmer connect the town to Routes 91 and 291. Proximity to the regional highway system enables residents to live in a rural setting while enjoying the advantages—such as medical services, shopping and higher education—of larger communities. The Five-College Consortium (including UMASS at Amherst) is less than forty-five minutes away via the backroads of Ludlow and Granby. Both Worcester and Hartford are less than an hour's drive away for most Wilbraham residents. Its proximity to large institutions and major employment centers makes Wilbraham an attractive town for commuters and—more recently—telecommuters.

The town lies within two physiographic provinces that bisect Massachusetts north to south. The Wilbraham Mountains are part of the Central Upland of Massachusetts, while the portion of town west of the mountain lies within the Connecticut Valley Lowland. The most notable natural features are the Chicopee River and the escarpment that marks the eastern ridge of the valley. Known as the Wilbraham Mountains, the escarpment provides a spectacular western view.

Town Borders

The Town acquired its southern border and present geographical size and shape in 1878, when the South Parish of Wilbraham became the Town of Hampden. The western border is shared with the Sixteen Acres and Indian Orchard neighborhoods in the City of Springfield, while the eastern part of town abuts Palmer and Monson. The Chicopee River marks the town's northern boundary with Ludlow. At the northernmost border, the Red Bridge hydro-station forms a large impoundment area of enormous recreational value and year-round scenic beauty. It is accessible to the public by way of a boat launch maintained by the Department of Environmental Management (DEM.) An established trail exists on the Ludlow side of the impoundment.

Regional Context Map



Regional Resources and Recreation

Wilbraham shares several other major natural resources with surrounding communities. A portion of the Mill River Watershed lies within its boundaries, and the town is represented in a watershed protection partnership established with East Longmeadow, Hampden and Springfield. (Several Wilbraham sites are included in the Annual River Watch testing program; see *Figure 6, Section 4.*)

The southern end of the mountain ridge extends into Hampden, where rural roads continue their street names across the town line. The Ridge Trail—part of the longer Shenipsit Trail—runs from North Wilbraham to Hampden, where it continues into Connecticut. (Wilbraham sections of the trail are currently under renovation by local Cub Scouts.) Contiguous utility corridors may provide other greenway linking opportunities for the town.

Wilbraham provides numerous regional leisure opportunities, including those offered at the Spec Pond Recreation Area on Boston Road. This conveniently located facility offers youth sports and summer camp opportunities to children from all over the Pioneer Valley. For several years, the Pioneer Valley Girl Scout Council has rented the facility for three full weeks of summer day-camp programs. The Wilbraham Country Club is open to non-resident members, and the former State pheasant farm is the site of the annual Peach Festival and a summer concert series. Recreation businesses on Wilbraham's Boston road include roller skating, indoor soccer and gymnastics. The soccer and skating facility has been developed for year-round recreation, offering batting cages, mini-golf and other activities. There are several restaurants on Boston Road, and the Eastfield Mall is located just over the border in Springfield.

Wilbraham is within easy driving distance of numerous state parks, including the 3,250-acre Brimfield State Forest, Robinson State Park in Agawam, and Chicopee Memorial State Park. Holyoke Heritage State Park and the 1,800-acre Mt. Tom State Reservation are also nearby. (Many Wilbraham youngsters participated in school-sponsored ski programs at the Mt. Tom Ski Area, which closed down in the spring of 1998.) Other regional outdoor recreation opportunities are found in Hampden at the Audubon Society's Laughing Brook preserve and the Hampden Country Club. The Quabbin Reservoir is also a short drive from Wilbraham.

Recreation in Wilbraham

It is clear that Wilbraham residents are cognizant of the mental and physical health benefits of recreational activities. They are often seen walking, jogging or bicycling—particularly on Main Street—and the need for sidewalks and bicycle trails was frequently cited in the resident surveys. At the present time, it seems that the primary obstacle to the enjoyment of simple, inexpensive outdoor recreation is the lack of a transportation network for pedestrians and bicyclists. Such a network would be a welcome addition to the town's quality of life.

Leisure History

Social activities consisted of quilting bees and other practical gatherings that combined work and play. It is known that local discussion groups and lectures took place by 1860, and that around 1866, the Glendale area's schoolmaster produced a weekly journal "devoted to literature, news and general intelligence." Spelling bees and church suppers were apparently popular pastimes. (Local churches continue to be an important component of social life in Wilbraham.) Soon after Wesleyan Academy relocated to Wilbraham 824 cultural events opened up for townspeople. There were concerts, lectures, debates, dramatics, sporting events, exhibitions, poetry readings, and meetings in addition to those held within the town. Areas in Town had gatherings for women-clubs, church, sewing, painting while men had the Grange, Masons, sports contests in addition to the usual Church suppers, sleigh rides, barn raisings and meetings.

The town's later history is full of stories about leisure pursuits. Nine-Mile Pond—once known as Manchonis Pond—provided water-based recreation opportunities to Wilbraham residents for many years. In one of the town's most notable tragedies, six young people were drowned there during a sailing expedition in April of 1799. (All six were interred at the Adams Cemetery on Tinkham Road, where visitors can still see their gravestones.) Late in nineteenth century, fish commissioners were appointed to supervise a stocking program, and residents could ride three times around the pond on a steamboat for twenty-five cents.

Today, Nine-Mile Pond is accessible to the public only by way of a small beach on Boston Road. Private homes, businesses encircle the pond thus restricting public access. Spec pond was officially established as a recreation area by the Lion's Club in 1959, and is now under the management of the Town's Recreation Department. July 4, 1999 will mark the fortieth anniversary of the official opening of the beach at Spec Pond.

Long before the Peach Festival became an annual event, the Fourth of July was the premier holiday in Wilbraham. According to Merrick's history, the Glendale, North Wilbraham and Center Village neighborhoods would stage family picnics on this summer holiday, complete with field events and baseball games. Baseball has been favorite activity since early in this century. St. Cecilia's Men's Club organized the Wilbraham Junior Baseball League in 1954 and by 1962 there were 400 boys enrolled on 16 teams. Older residents fondly remember the recently closed landfill as the Grassy Hollow Baseball Field. (More than 700 boys and girls participate in the town's modern baseball and softball programs.)

Volunteer Service

In the last quarter of the 1800s, Wilbraham Grange and the Newton Lodge of Masons were established. The Grange Hall on Main Street was dedicated in 1901, and often served as a meeting place for town functions and other events. Over the years, many organizations have provided both recreation and civic service opportunities to their members, a tradition that continues today. Of particular interest to open space and recreation planners is the large number of 1998 survey respondents reporting local volunteer service. Many leisure hours are dedicated to schools, churches, local government, scouts, recreation programs and other endeavors, suggesting that the coordination of volunteer effort could support the goals and objectives of the OSRP.

Current Programs

The Wilbraham Recreation Department provides a variety of programs to town residents. (Program announcements are also distributed to Hampden schools.) Although many of its youth programs are sports oriented, the department also offers art classes, dance lessons, summer youth theater and other cultural activities. Rec. Department bus trips draw an average attendance of 36-45 people. The most popular destinations are professional sports events, Broadway shows, Radio City Music Hall (Christmas Show), shopping tours, and the Bronx Zoo. Occasionally a waiting list is required (after an advertised deadline or for programs with enrollment limits, for example) but the Director is usually able to accommodate all who register for youth sports activities. (See Table 1 for a list of current Recreation Department programs.)

After years of steady increase, participation levels for some youth sports have leveled off. There is new interest, however, in other programs, such as track and field, lacrosse and field hockey. Over the last two years, the youth basketball program grew at a rate of 8-10%. Increased interest in girls' programs over the last 5 to 10 years has had a significant impact on recreation programs. While there were approximately 8-10 girls' basketball teams just five years ago, the 1998/99 season will sponsor 22 girls' teams. (The only girls' program with level participation rates is softball, which has been offered for many years.)

Other Leisure Opportunities

In addition to the town sponsored programs, many other leisure activities are provided in Wilbraham by schools and non-profit organizations. The elementary schools offer periodic after school programs and PTO/PTA sponsored family events. The HWRSD Community Education Department provides adult enrichment classes and college courses, which are offered for credit through an arrangement with Holyoke Community College. The department also offers swim teams and lessons, summer camps, adult basketball and other programs.

The Scantic Valley YMCA offers several programs in Wilbraham, including after school care and swim lessons. The Wilbraham Soccer Club sponsors about 20 teams in the fall and spring seasons of the Pioneer Valley Junior Soccer League. (For several years, the club has been working with the town to develop fields on municipal land near Wilbraham Middle School.)

The Wilbraham Community Association hosts the annual Peach Festival, which has been held for several years at the old game farm on Tinkham Road. The farm is owned and maintained by the volunteers of the Wilbraham Nature and Cultural Center. The group presents a summer concert series and other events on the site.

The Old Post Road Orchestra, 'which traditionally gives 10 regional performances annually' is based in Wilbraham, and includes members from around the region. The Wilbraham Community Chorus is one of several choral groups rehearsing for annual programs. Community theater enthusiasts can join Wilbraham United Players, whose annual season includes a fall comedy or drama and a spring musical. This group, which has existed for more than 40 years, teamed up with the Recreation Department in 1997 to offer summer youth theater for Wilbraham and Hampden residents in grades 5-12.

Available Facilities

Unfortunately, there has not been a corresponding increase in the number of facilities to support increased participation rates in athletic, social and cultural activities. This is a significant challenge for the Recreation Department as it attempts to meet the leisure needs of the community. The school district properties serve only some of the town-sponsored programs. Minnechaug Regional High School resources include the auditorium, which is in great demand, and such activities as Football, Softball, Basketball, Tennis, Lacrosse and Soccer. Use by Recreation Department, YMCA and Wilbraham Soccer Club is heavy. The gym and auditorium at Wilbraham Middle School are in similar demand, as well as its fields. Pines Senior Center has a multi-use gymnasium, an outdoor soccer field and a nursery school. Memorial School, and Mile Tree fields, as well as, auditoriums and gymnasiums are in constant use. Stony Hill School has become available fall of 1999.

One of the more difficult challenges is the scheduling and maintenance of athletic fields. During the fall season, in-town and club programs serve more than 700 youth soccer players in grades 1 through 8. The high school offers many field-based sports each year, including soccer, field hockey, football, lacrosse, softball and baseball. The Wilbraham Soccer Club has been developing fields on municipal land under an agreement with the town, and supplemental fields are offered by Wilbraham & Monson Academy. Even with these additions, however, scheduling is an ongoing problem for all youth sport programs.

The high demand for fields has precluded an appropriate rest and renovation schedule for most fields, causing a decline in quality that exacerbates the scheduling problem. To address field related problems, a broad-based committee was created in the fall of 1998. Representatives from HWRSD, the Recreation Commission/Department, Wilbraham & Monson Academy, Wilbraham Soccer Club and the Board of Selectmen have been meeting regularly to discuss common interests and develop a use and maintenance plan for local fields.

As a result of committee discussions, the town's agreement with the Wilbraham Soccer Club has been expanded to include additional fields on the municipal land adjacent to the middle school. It is the intent of the group to meet the needs of all youth sport programs while also considering the maintenance needs of the fields. Ideally, one or more fields will be removed from service each season, enabling the establishment of a badly needed rest and renovation program. It is hoped that this cooperative approach—which represents a head start on the OSRP Action Plan—will be applied to other facilities and resources in high demand. Right now the town is taking steps to involve all facility users in a more co-ordinated approach.

Current Recreation Department Needs

A recent analysis of town programs by the outgoing Recreation Director suggested some improvements that would enhance the town's leisure services. He cited an urgent need for a community recreation center with gymnasium and pool facilities. Such a facility could generate income to defray operating expenses, and would allow the Recreation Department more flexibility in the scheduling of its programs. Recommended improvements also include additional press coverage and the direct mailing of program brochures, in which local recreation information would be presented in coordination with Town Library and Senior Center programs.

There seems to be a need for additional adult and teen activities. The department has fielded requests for golf, tennis and yoga/Tai-Chi classes. Teens would benefit from adventure programming—such as ski trips and white water rafting—as well as local dances or other events. Regularly scheduled after school programs in the elementary schools would be another valuable addition to current programs. (A request for ideas and/or qualified instructors for new programs and activities is usually included in the seasonal program brochures.)

The Recreation Department's most pressing need is for additional staff—either an assistant director or program supervisor (or both.) Because the youth sport programs require significant management, there are scheduling, facility coordination and coaching conduct issues that consume much of the Director's time. In the spring, summer and fall seasons, a disproportionate amount of management time is devoted to field and facility maintenance. In a department with adequate staff, many of these tasks would be performed by additional personnel, enabling the town's recreation professional to focus on outdoor recreation opportunities, grant writing, program development and other issues in need of attention.

In Wilbraham, it is evident that the carrying capacity of the recreation department—even with its tireless, dedicated staff and program variety—is not sufficient to support the needs of the community in the future. Current trends in recreation and leisure services—such as program diversity, regional cooperative programming, public/private partnerships and nationally sponsored events—clearly indicate the need for augmented support of the recreation department. Without such support, the town will not be able to develop the recreation potential of its 1,041 acres of conservation land, and the important economic, environmental, and community benefits of recreation will not be realized.

Table 1 Recreation Programs

Program	Age Group Served	# per season/session
Adventure Program, Day Camp At Spec Pond	6-12 coed	375
Sport-O-Rama, 1 Week Half Day Sport Camps	7-14 coed	195
Tennis, Instructional	7-18 coed	48
Spec Pond Beach Membership	All Ages	2,525
Men's Softball	Adults	160
Summer Trips	All Ages	36-45
Junior Golf, Instructional	8-16, coed	45
Summer Basketball	12-16, girls & boys teams	150
Circus	All Ages	900
Instructional Soccer	3-5, coed	35
Youth Soccer	6-8, coed 9-14, girls & boys teams	502
Football	9-15 boys, Hampden/Wilbraham	80
Cheerleading	9-14	30
Adult Volleyball	Adults	200
Oil Painting	7-14, coed	20
Dance Classes	5-14, coed	95
Kinder Movement	3-5 coed	60
Aerobics	Adults	25
Toddlers Dance	1.5-3 coed	32
Pre-School Programs	2-5, coed	20
Instructional Basketball	6-8, coed	96
Rec. Basketball	9-14, girls & boys teams	400
Competitive Basketball	10-14, girls & boys teams	48
Teen Basketball	15-17, boys	90
Self Defense	7-12, coed	60
Family Movie Night	All Ages	
Baseball, Spring Training	7-12, coed	30
T-Ball	6-8	111
Rec. Baseball	8-14, boys	435
Competitive Baseball	10-14, boys	60
Girls Softball	8-14, girls	145
Girls Competitive Softball	12-15, girls	15
Lacrosse	9-14, girls & boys teams	50
Spring Trips	All Ages	36-45

Preserving the Past

The Town Records Management Committee was formed as a result of a meeting organized by Town Archivist. All historical groups in the Town, Town Clerk, and Town Administrator discussed putting records on CD's for preservation. The Town Administrator wished to enlarge the project to include Town Records/departments as well, thus the group added the assessors and Town Assessors and Town Treasure. A contract for this work, which will began in 1999, was recently awarded to New England Archives of Holyoke. Among the first records to be preserved are those from the offices of the Town Clerk and Assessor. The Historical groups are: Historical Commission, Atheneum Society, Wilbraham Public Library (Historical Room), Town Archivist and Town Clerk.

Old Meeting House

The building, a one room structure was constructed in 1793 by the Methodist Society on land owned by Charles Bruuer. The land was leased for one peppercorn a year. The Society outgrew the building in 1835 and the property was sold to Anson Bruuer who sold it in 184 to William Merrick. The building was then converted into a single-family house with two floors. It remained a private dwelling until the Town acquired it in 1977 and it became a museum, which is run by the Atheneum Society. The property also includes one of the few remaining "hearse houses" in the Connecticut River Valley.

The Old Meeting House is maintained by the volunteers of the Atheneum Society of Wilbraham, which leases the building from the Historical Commission. Part of the space is dedicated to a museum featuring artifacts and memorabilia relating to the town's history and culture. (The museum is open on the first Sunday of each month from 2:00-4:00 PM.) The Atheneum Society has worked closely with the Historical Commission to obtain grants for the restoration of both the Old Meeting House and Hearse House, which are located in the Academy Historic District.

Cemeteries

The town maintains three historic cemeteries. Several years ago the town's Cemetery Commission published a "Self-Guided Walking Tour" of the Adams Cemetery on Tinkham Road. Because many sandstone monuments here have withstood the elements better than those of other materials used by early settlers, the walking tour provides a visual history lesson for visitors. The tour is an annual event for students at the nearby Mile Tree School. (The cemetery guide is available at the Town Clerk's Office.)

History of Community

Native Americans

As evidenced by stray artifacts found in Montague, Deerfield, Hampden and Chicopee, the Connecticut Valley of Western Massachusetts has probably been occupied by humans for at least 9,000 years. These early New England residents lived a nomadic life, grounded in the natural offerings of the landscape and climate. Fishing and farming by the river in the summer, families often moved inland for the cold winters, where they hunted deer, moose and bears. New England native Americans periodically burned large forested areas to create open spaces for farming and hunting. Until about 500 BC, they made pots, bowls and cups and utensils from steatite, a soft stone quarried in Wilbraham. Recent new test digs and excavations have produced artifacts of historical importance. A more thorough survey is being planned for several Areas in Town.

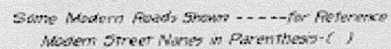
Archeologists believe that the Native American population reached its highest point in New England between 3,000 and 5,000 years ago. Six hundred to 1,000 years ago, it mysteriously declined, but rose again when food production increased with new farming techniques. By the early 1600s, the Native American population had probably returned to the 150,000 range. At that time, the Connecticut Valley was occupied by the Pocumtuck Confederacy, an alliance that included the Springfield area Woronoco and Agawam tribes.

European trappers and traders arrived in 1615, carrying diseases that devastated the native population on the coast. Another epidemic in the 1630s reached further inland, killing many in the Connecticut Valley. By the time the first European-American settlers arrived in the Wilbraham area, it is estimated that only 20,000 Native Americans remained in all of New England.

Outward Commons, 1685

For fifty years after they acquired it in 1636, Springfield residents demonstrated no interest in farming the area known as the “Outward Commons.” It was only when the King’s Governor Andros threatened to revoke the Bay Colony Charter that Springfield acted on this four-mile wide strip of land. Concerned that it would revert to the Crown, the 1685 Springfield Town Meeting voted to assign the land to 125 individual heads of household and church leaders. Twelve miles long, the area was measured out in narrow east to west strips within three major divisions. (It was later said that Mr. William Brooks could ride for four miles on his own land, but couldn’t turn around to come home without trespassing!) According to Merrick’s *History of Wilbraham*, the unscientific assignment of odd-shaped parcels was a temporary measure to thwart Governor Andros, but this east to west orientation continues to characterize many parcels in modern Wilbraham.

Hampden, (South British) separated, leaving the Town of Wilbraham in its present form, 1878.



First Settlers, 1730

The Outward Commons remained unsettled until 1730 when Nathaniel Hitchcock came from Springfield to build a cabin. He cleared and seeded a few acres and returned to Springfield for the next winter. Hitchcock settled in Wilbraham with his wife in May of 1731 and he was followed by 6 more settlers from 1732 to 1734. Soon other pioneers joined them, and the new residents traveled the arduous nine miles each way for their weekly worship. In 1740, twenty-four men petitioned Springfield to set off the area as a separate precinct. In 1741, the people of the “Outward Commons” were granted permission to form their own parish—the Fourth District of Springfield. The petition included the land of the second and third divisions, running from the Connecticut line to what is now the Town of Ludlow.

The area remained this way until 1763 when the Governor set the Fourth District—with the addition of a half-mile strip west of the Newbury Line—into a separate town by the name of Wilbraham. Eventually, the desire for more convenient weekly worship prompted residents of the South Parish to request their own church. This area broke off and was incorporated as the Town of Hampden in 1878. (Close ties with Hampden still exist in the form of the Hampden/Wilbraham Regional School District. Students from both towns attend classes at Minnechaug Regional High School.)

Early Commerce

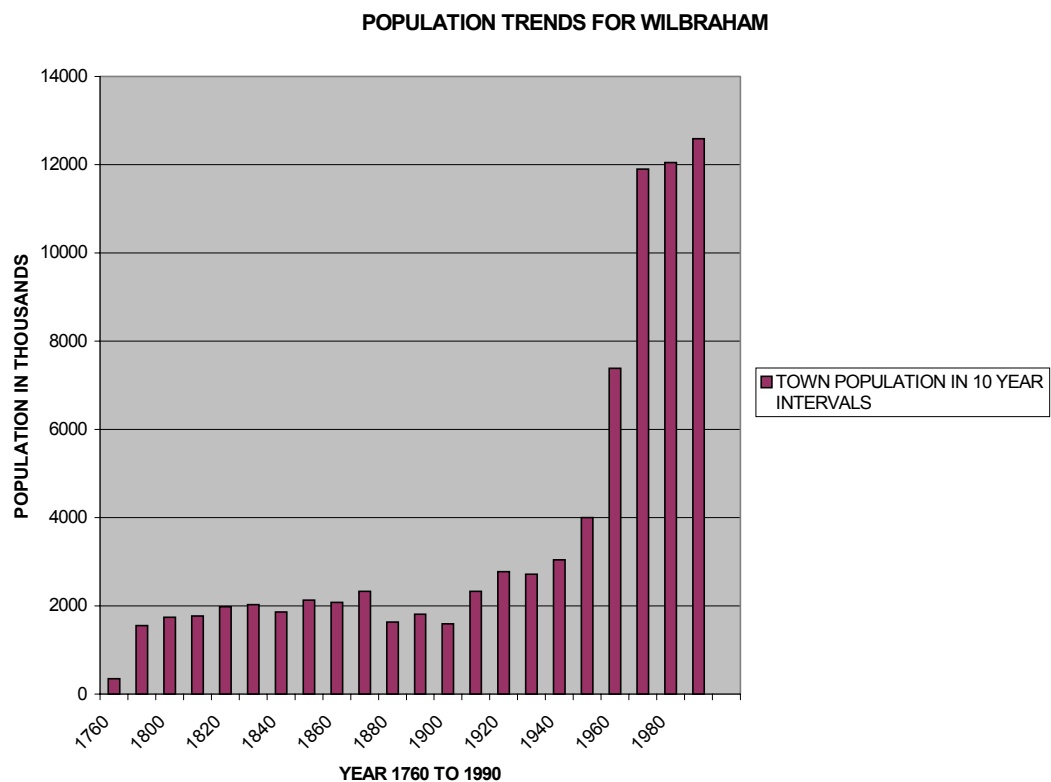
Henry Knox and the artillery train hauled cannon and ammunition along the Old Bay Path—known today as Boston Road—to General Washington’s Continental Army. Proximity to the Bay Path made the town a convenient stop on the stagecoach lines. En route to Hartford, the coach lines turned south at Wilbraham, where a small support industry emerged to provide supplies and lodging for their passengers. The Wilbraham & Monson Academy athletic teams, known as the Coachmen, are named after this historic industry, which included stables, blacksmiths, inns and taverns. The north end of town was traversed later by the railroad and the first Massachusetts Turnpike.

Wilbraham did not develop around a central green like many New England towns. Town businesses originally settled in the northern section along the Chicopee River. The land to the south was farms and orchards, and it wasn’t until 1824—when the Methodists of Wilbraham persuaded Wesleyan Academy to relocate from New Hampshire—that the center acquired its present shape. Hotels, inns, homes, stores and businesses sprang up, changing the focus of the town. Many historic structures, including those at Wilbraham & Monson Academy, lend New England charm to the town’s center. (Structures of varying age have been tastefully remodeled for use as professional office space, and many homeowners have carefully restored their historic houses.)

Until the 1930s, the northern end of town—both east and west—remained the business and industrial area, with manufacturing plants, grain stores, mills and supporting industries. Maple Street was lined with large, well-appointed homes occupied by businessmen, and company housing appeared near the mills. When the newly formed Quabbin Reservoir considerably lessened the volume of the Chicopee River, the Collins Manufacturing Company was able to continue operating only by switching its power source to the town’s electric service. The mill was the largest factor in the growth and development of the northern part of town, running continuously until it shut down in 1940. (Various small companies now occupy the Collins building. The nearby dam has been rebuilt, providing power to local electric companies that serve Ludlow and Wilbraham.)

Outside of the northern commercial area, Wilbraham remained a largely agricultural community until early in the 1900s, when bungalows and cottages were laid out around Nine-Mile Pond. The first housing development (known as “The Patch”) was started in the 1920s, but it wasn’t until the post WWII building surge that Wilbraham began to grow rapidly into the suburban community it is today. Colonial Acres, the town’s second housing development, appeared in the 1950s at the beginning of a twenty-year period of rapid growth. The town’s population has grown from 4,003 in 1950 to 13,213 in 1998 (Figure 1.)

Figure 1 Population Trends



Population Characteristics

There are currently 13,213 Wilbraham residents in approximately 4,800 households (1998 town census.) In the 1990 federal census, only 18.2% of Wilbraham households were classified as “non-family.” Married couple families accounted for 73% of households, suggesting a need for family oriented leisure activities. Wilbraham’s median income of \$50,275 ranks 64th in the Commonwealth (1995 Executive Office of Communities and Development profile.) Considered in light of favorite leisure activities reported in the OSRP survey, the relative affluence of the community suggests that additional recreation-based business might find success in Wilbraham.

Table 2 Population, 1994-1998

Age Group	1998	1997	1996	1995	1994
1-17	3,028				
18-24	1,044				
25-54	5,489				
>=55	3,652				
Totals	13,213	13,100	13,098	13,200	13,180

The town is experiencing growth in two age groups of particular importance to recreation planners: school age children and elderly adults. Because youth activities comprise the majority of programs offered by the Recreation Department, the rising school age population places increased demands on already overburdened facilities. To accommodate growing enrollment, a school renovation project is now underway, but it is not clear whether this will lead to improved recreational facilities and resources.

In 1998, the Annual Town Meeting passed zoning changes to allow for a wide variety of adult care facility uses. There seems to be a need for retirement housing to accommodate residents who would like to remain in Wilbraham after selling the houses in which they raised their children. A growing elderly population will undoubtedly affect open space and recreation issues. Retirees have more leisure time than any other age group, and as their life expectancies increase, their declining mobility will make accessibility a key concern in providing indoor and outdoor recreation opportunities. The growing elderly population is also thought to impact voting patterns.

An analysis of Wilbraham voter registration and participation rates reveals that voter turnout and town meeting attendance figures are higher when controversial issues—such as override votes and land use changes—are on the ballot or warrant. Voter turnout is traditionally low at annual town elections and meetings, with only state and presidential elections drawing up to 90% of registered voters. It is not unusual for a small but vocal single interest group to muster a large following at town meeting. (The pheasant farm and golf course issues are recent examples.) This “single-interest” model of public participation is a challenge to open space and recreation planning as it is defined by this report. A community-minded electorate will be needed to carry out many OSRP objectives.

Because Wilbraham’s tax base is 89% residential, the vast majority of working residents—primarily white-collar workers—drive out of town to go to work. Local employment opportunities include government, retail trade and service industry jobs. The number of business certificates issued to Wilbraham residents has risen significantly since 1990. Official figures are not available for telecommuting residents, but it seems reasonable to conclude that Wilbraham residents are participating in this employment trend. Eliminating a long commute may increase leisure time for some residents, and possibly alter the somewhat transient nature of the community caused by corporate relocations.

Since 1991, the Medical Affairs Division of the Registry of Motor Vehicles has issued 432 placards or license plates to disabled individuals in Wilbraham (Registry of Motor Vehicles, Medical Affairs, Robert Tarantino, September, 1998.) This number, which represents approximately 9% of Wilbraham households, is relatively low in relation to the 17-20% predicted by federal government standard estimates. The Commission on Disabilities has found it difficult to accurately count disabled individuals, who do not always identify their handicaps in resident surveys. A majority of 1998 OSRP survey respondents reported that better handicapped access would not increase their use of Wilbraham’s conservation and recreation resources, but it is not known if any of these respondents—or their household members—are disabled in any way.

Growth and Development Patterns

Patterns and Trends

Although it declined somewhat around the turn of the century, agriculture was the mainstay of the Wilbraham economy until the end of WWII. Sheep, cattle, fruit and grain were the principal products until poultry assumed importance around 1930. Favorable railroad facilities and readily available waterpower were two significant influences on the growth and development of North Wilbraham in the late 1800s.

The residential trend began early in this century when bungalows and cottages were laid out around Nine-Mile Pond. More residential development followed in the 1920s. This trend to residential prominence led to the establishment of a fire department around 1957; a water system in 1926; a zoning by-law and planning board beginning in 1931; and a police department in 1954. Since the end of WWII, agriculture has rapidly disappeared and housing developments have taken its place. Now the town is essentially residential, with farming limited to a handful of specialized farms. Business and industry are mainly confined to the Boston Road area in the north end of town.

It was the explosion of residential growth after WWII that converted Wilbraham from an agricultural community to a so-called “bedroom” community with a predominately residential tax base. In 1963, the town arranged for its first professional assessment of properties. Newly based on full and fair market value, the assessment significantly raised the value of what was then called “idle and waste land.” Many owners of open space were prompted to sell to the highest bidder rather than pay the new and substantially higher property taxes.

.....this new value was so high that the cost of owning such land was considered by some property owners as close to confiscatory, while others began to sell their land to any buyer at all—usually a developer and builder of residences. Whether the new conservation commission will enter into this serious problem remains to be seen.” (History of Wilbraham, 1964)

Early Open Space Acquisitions

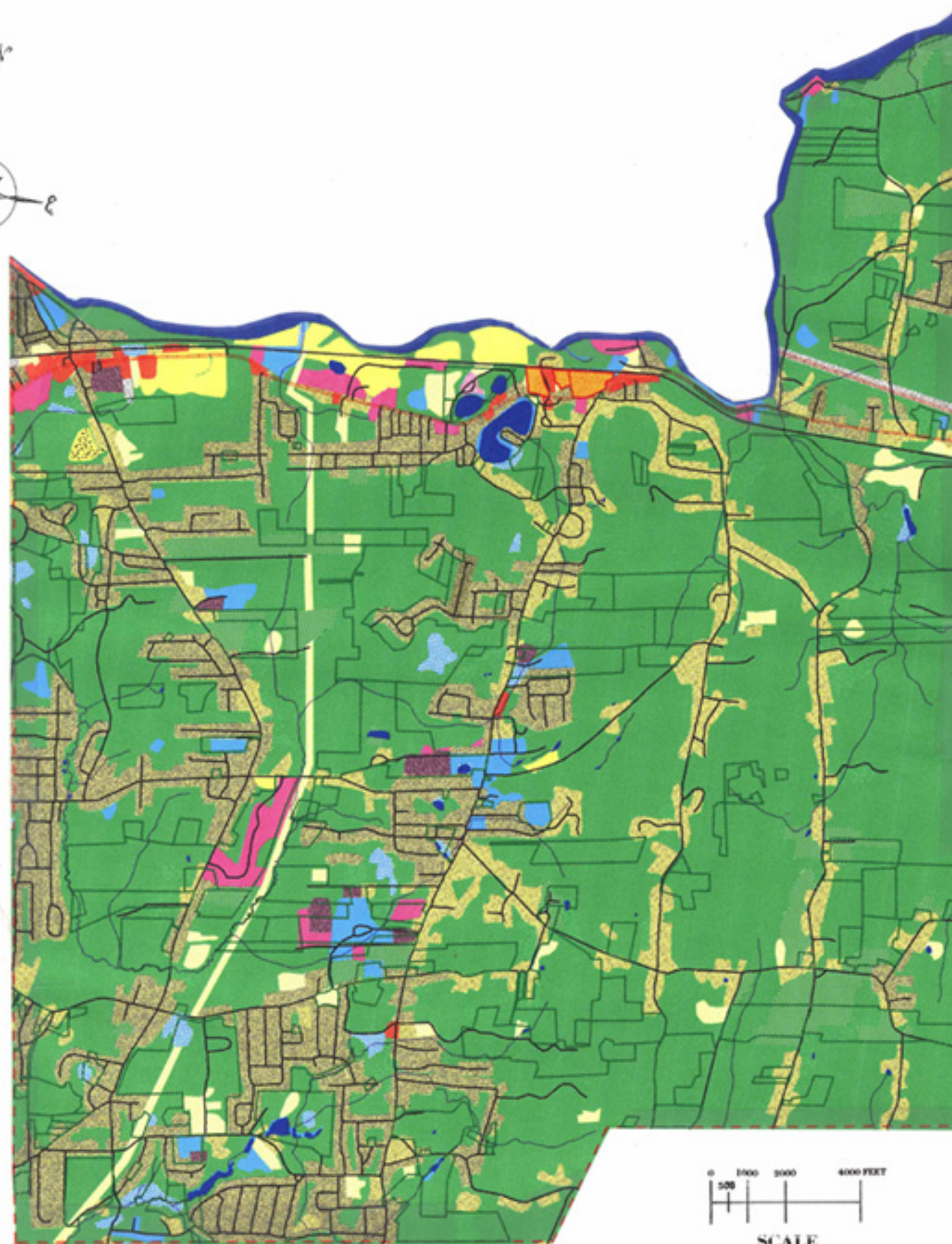
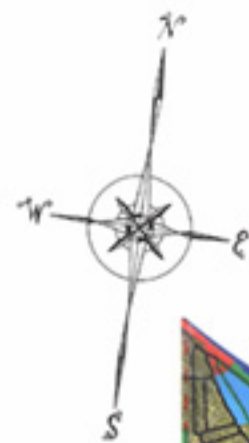
Fortunately, the Conservation Commission and town government did get involved—with enthusiasm—in the late 1960s and early 1970s. During that time the Annual Town Meeting considered the question of open space and voted to purchase hundreds of acres in order to protect them from development. At the time, residents seemed to realize that open space was more cost effective than traditional single family housing. In the long term, it would be less expensive to buy the open space than it would be to provide town services to all of the new houses.

The foresight of the Town in the early 1970s continues to be reflected by modern analysis of development costs. Several studies have concluded that for every \$1 in revenue generated by residential property, a typical Massachusetts town spends \$1.32 on services. For every \$1 generated by open space, a typical town spends only 33 cents.

Table 3 Regional Land Use Comparison

	% Residential or Open Space	% Commercial or Industrial
East Longmeadow	76	24
Hampden	92	8
Longmeadow	95	5
Ludlow	84	16
Monson	86	14
Palmer	77	23
Wilbraham	89	11
MDOR 1995		

Population in Wilbraham increased from about 4,000 in 1950 to nearly 12,000 in 1970. Although the town did act to preserve open space, the overall long-term impact of the rapid expansion—on the environment and on the recreation needs of a rapidly growing population—may not have been readily apparent at the time. One significant consequence of the growth explosion is that Wilbraham residents are almost entirely dependent on their cars for transportation. Subdivisions are scattered around all areas of town, with no pedestrian or bicycle network to connect them. Outside of school buses, and the vans serving elderly and disabled residents, there is no Town based public transportation system. The new OSRP calls for consideration of the recreation and open space impact of residential and commercial development while such projects are still in the planning stages.



legend

- Secondary
- Interchange
- State Route
- US & Interstate

Land Use

- Crop Land
- Pasture
- Forest
- Non-Forested Wetland
- Lakes & Ponds
- Openspace
- Railroads

Rivers & Streams

- Stream
- Intermittent Stream
- Solid Waste Landfills
- Town Boundaries

Roads

- Unpaved
- Commercial
- Industrial
- Urban Open
- Mining
- Open Land
- Participation Rec.
- Spectator Rec.
- Water-based Rec.
- Multi-Fam. Res.
- High Density Res.
- Medium Dens. Res.
- Low Dens. Res.



1985 LAND USE OF WILBRAHAM

Economy

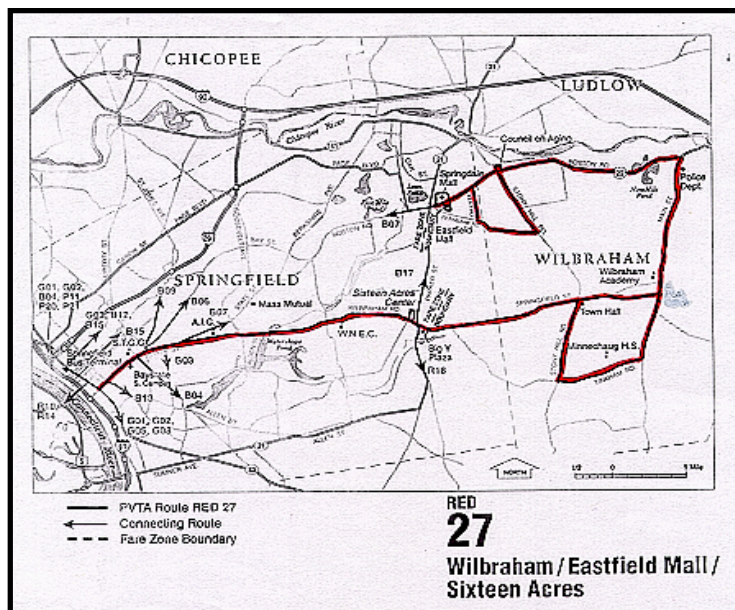
The majority of Wilbraham's workforce depends on the regional economy for employment, traveling an average of 22.6 minutes to work each day (1990 Census.) Working residents are employed in various industries, but most have jobs in manufacturing, wholesale and retail trade, or services. The largest employers are Friendly Ice Cream Corporation, the Town of Wilbraham, Wingate at Wilbraham and Wilbraham & Monson Academy. In Springfield, the Massachusetts Mutual Life Insurance Company employs numerous Wilbraham residents. Current economic development on Boston Road will provide additional professional office and retail space. It is likely that increasing numbers of Wilbraham residents are working out of their homes, whether in their own businesses or for the convenience of their employers.

Infrastructure

Transportation

The majority of Wilbraham school children are transported daily by bus. When the current school renovation project is complete, each school will house more grade levels, enabling more children to attend the schools closest to their neighborhoods.

Figure 2 Pioneer Valley Transit Authority Route



Some of the major roads in Wilbraham are served by the Pioneer Valley Transit Authority's Red 27 Route (Figure 2.) In the year ending June 30, 1998, PVTA recorded 12,150 passengers on this route, which originates in downtown Springfield and ends at the Eastfield Mall. Precise figures for Wilbraham ridership are not available; however, residents commuting to work on the Red 27 line report that local ridership is sparse.

A major road improvement on Springfield and Faculty Streets (rescheduled for 1999) includes sidewalks around the inner “loop” of these busy roadways near the center of town. Selectmen have placed road and sidewalk improvements on the priority list, and the engineering department has requested funding for sidewalk repairs. At the present time, the town does not have any formal bikeways or trails.

Several high-traffic roadways in Wilbraham were repaired in 1998. The bridge over the utility canal at Red Bridge Road has recently been evaluated for upgrading. New streets—constructed by developers—include Oak Hollow and Danforth Roads, both of which are in new subdivisions that include open space zoning parcels.

Water Supply System

About two-thirds of Wilbraham residents receive their drinking water from the town water supply, which comes from the Quabbin Reservoir via the Chicopee Valley Aqueduct (CVA.) The remaining third is supplied by private wells. (126 Ludlow households, this is about seven hundred people, with an average daily use of .05 million gallons per day, are also served by the Wilbraham system.) The town’s long term contract with Massachusetts Water Resources Authority would have expired in 2000, when water rates were expected to rise dramatically. The Board of Water commissioners has vigorously negotiated on behalf of Wilbraham residents to ensure a safe and affordable water supply, and a new agreement with MWRA took effect in January 1998.

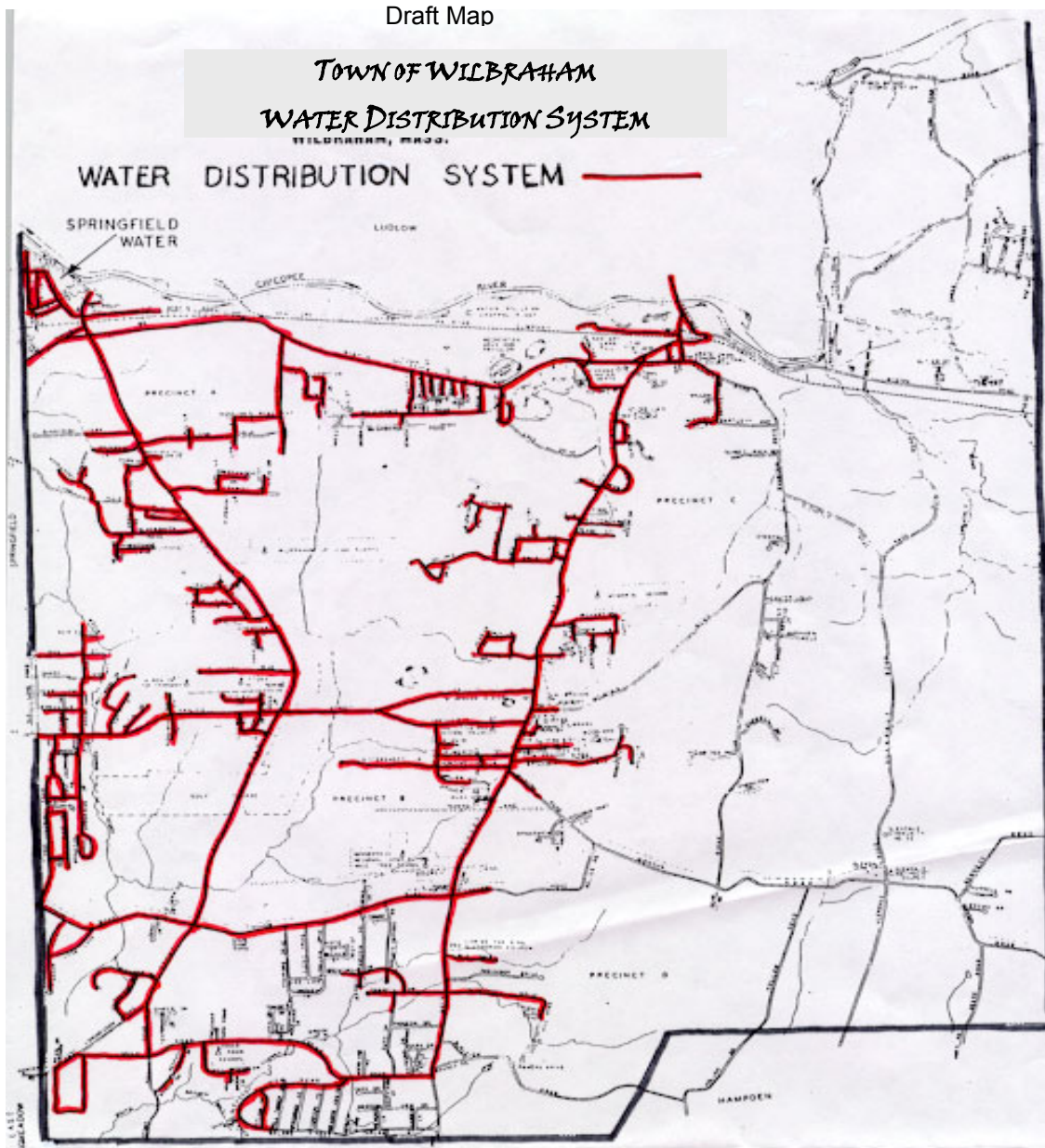
Town-supplied water has consistently earned high marks in the Commonwealth’s Public Water System Award Program. For four consecutive years, the system placed second out of 54 public water systems competing for the award. The water department’s corrosion control program (CCP) was fully operational as of July 28, 1997. As mandated by state and federal guidelines, the system eliminates excessive amounts of lead and copper in the water by controlling its corrosiveness.

Table 4 Town Water Supply, Consumption

1997 Usage/MGD (million gallons per day)	
Average Daily Use	1.1
Maximum Daily Use	2.8
Minimum Daily Use	0.75

In order to reduce the town's reliance on the MWRA, Water Commissioners are exploring a groundwater source near the intersection of Soule and Stony Hill Roads on property owned by the Boy Scouts.

Figure 3 Town Water Supply Lines



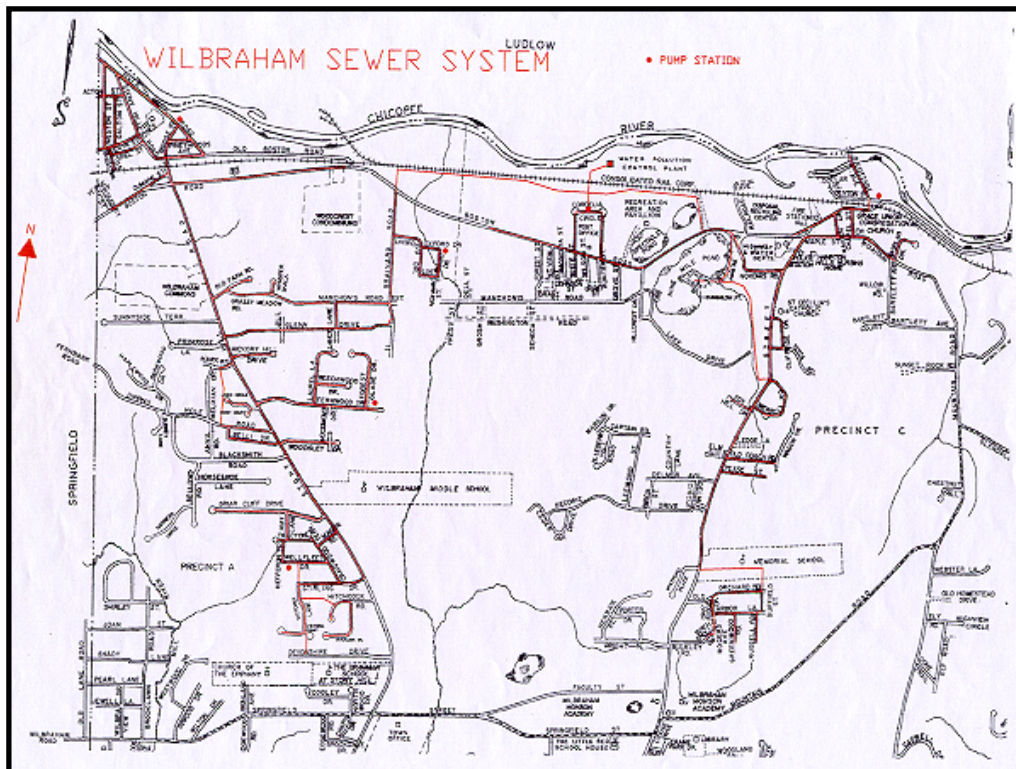
Sewer Service

Wastewater Department

The Wilbraham Wastewater Department is operated as an enterprise fund and staffed by two employees. In 1997, the system processed 92 million gallons of wastewater and served 1,024 customers—about 20% of the town. Wastewater is pumped to a station at River Road, and then to the Springfield Regional Wastewater Treatment Facility (SRWTF) operated by the City of Springfield on Bondi's Island in Agawam. Although the closing of State Line Potato Chips caused a significant reduction in the amount of wastewater leaving town, Wilbraham is rapidly approaching maximum capacity for sewage disposal under the current system. System improvements will be needed to accommodate development on Boston Road.

In the Boston Road area—which is already built up and experiencing development infill—sewer expansion should not have any immediate effect on open space goals. However, many communities have learned that sewer improvements—especially in undeveloped areas—often lead to an undesirable amount of residential development on previously undevelopable soils. In these cases, sewer expansion is often incompatible with the preservation of open space and community character.

Figure 4 Sewer System



Most neighborhoods north of the Stony Hill School have sewers. The system also runs south along Main Street as far as Memorial School, serving several neighborhoods in this area. While most of Boston Road is connected, there are still some sections using private septic systems (Figure 4.)

The West Colonial Road neighborhood, which borders the City of Springfield's 16 Acres section, was connected to the Springfield sewer service when aging septic systems began to fail. Because soil limitations in the area precluded the installation of typical replacement systems, connecting to Springfield was determined to be the most cost-effective solution for the neighborhood.

Private Soil Absorption Systems

Private soil absorption (septic) systems serve about 80% of the town. Many homeowners have installed costly replacements to bring their old systems up to current septic system regulations (310CMR 15.00), which are collectively and commonly known as "Title 5." In order to overcome the limitations of Soil Suitability Class III and IV soils, advanced and/or alternative systems designs are often necessary, see Table 5. In 1997, the Engineering Department reviewed over 150 Title 5 inspections.

For the most part, private soil absorption systems in Wilbraham discharge to soils that developed on parent materials deposited by glacial activity. Such parent materials have more than one severe limitation for use as soil absorption facilities. Coarse and extremely permeable sand and gravel deposits underlie the valley areas. The higher elevations east of Main Street are underlain by dense, stony glacial till. The low northeast to southwest trending hill, from the Old Boston Road dry bridge in the north to the golf course clubhouse in the south, is also underlain by glacial till deposits. (The limitations of typical Wilbraham soils are considered in Section 4. See Figure 5: *Block Diagram of Underlying Geology and Soil Conditions.*)

Table 5 Soil Suitability Class Descriptions per US Natural Resource Conservation Service

Soil Suitability Class	General Description
I	Well suited for use as a subsurface leaching facility
II	Soil may have some limitations for use as a leaching facility, but these limitations can be easily overcome with proper design.
III	Soil has several slight or one severe limitation for use as a soil absorption facility. Site investigations should be performed to assess the suitability of the site. Limitations may be overcome with more advanced or alternative designs.
IV	Soil has more than one severe limitation for use as a soil absorption facility. Site investigations should be performed to assess the suitability of the site. Limitations may be overcome with advanced or alternative designs.
V	These soils are not suited or permitted to be used for on-site sewage treatment and disposal systems. These sites include regulated wetlands, shallow soils over bedrock lacking 4 ft. of pervious soil, or are non-soil

Long-term development patterns

During the last four decades, The Town of Wilbraham has experienced rapid growth. As evidenced by the large houses in many subdivisions, Wilbraham is typically perceived as an affluent community. In general, the cost of new real estate excludes homebuyers of modest means. As in other desirable suburban communities, young adults who grew up here usually cannot afford to live here once they have left home. Eighty-eight percent of homes in town are single family dwellings, and attempts to encourage different housing types have met with mixed degrees of success.

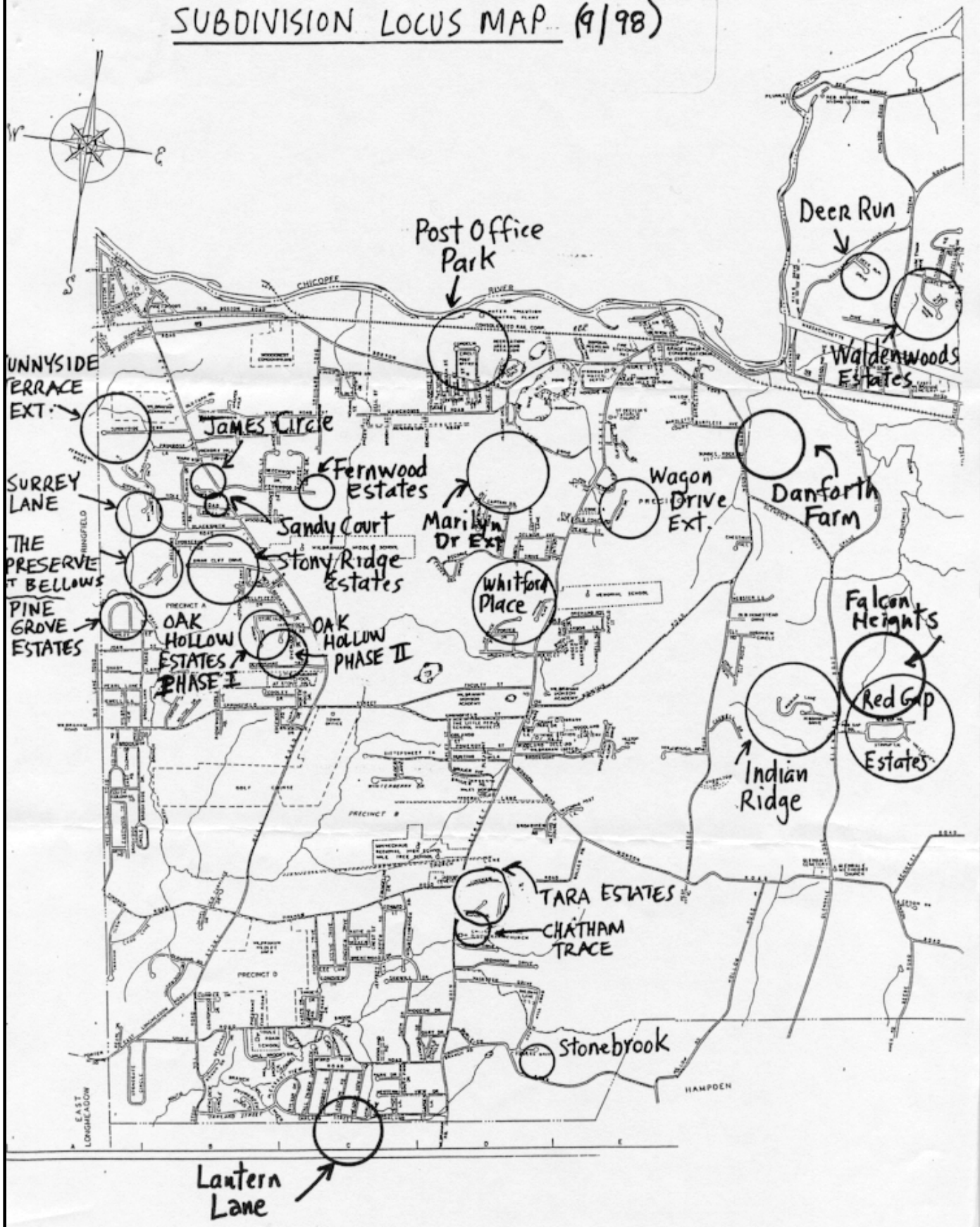
There are also mixed reactions to commercial growth in Wilbraham. Many residents seem satisfied that such growth has been confined to Boston Road; however, there are some who would prefer no further economic development at all. While it seems that some degree of commercial development is financially beneficial, there may be hidden costs to the town that will become apparent in the future. Town officials are proceeding with caution to ensure that community character is not compromised by economic development in the commercial zones. Mindful of the uncontrolled sprawl found in other communities, local boards have attempted to balance the long-term needs of the town with the rights of commercial property owners.

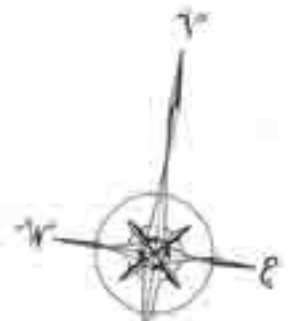
Zoning and Planning

Wilbraham has evolved from an agricultural town to a desirable residential and agricultural suburb. Through early zoning efforts and long-standing community interest in sound land use planning, Wilbraham has managed to maintain a semi-rural character that has contributed to its desirability as a suburban town. Most of the town is zoned for residential or agricultural use. Residents are attracted to the town's convenient location, excellent schools and small-town character. Given the relatively small amount of local commerce and industry, most working residents are dependent on the regional economy for employment opportunities.

There is little mixed-use development in Wilbraham, which is zoned approximately 90% residential and 10% commercial. Although there is a small business/residential area in the town center, commercial growth to date has been limited largely to Boston Road. Near the Springfield town line on Boston Road, the Home Depot opened a Wilbraham store in May of 1998. This is expected to serve as an economic anchor, encouraging additional business development in the area. There is a small business district in the village center and two farm stores operate year round on southern Main Street. Two other farm stores are open only in the summer. (See Maps 3 and 4: *Current Subdivision Locus Map* and *Wilbraham Building Zones*.)

SUBDIVISION LOCUS MAP (9/98)





FEET
CENTER DETAIL

LEGEND

- R-15 RESIDENCE DISTRICT
- R-26 RESIDENCE DISTRICT
- R-34 RESIDENCE DISTRICT
- R-40 RESIDENCE DISTRICT
- R-60 RESIDENCE DISTRICT
- NS NEIGHBORHOOD SHOPPING DISTRICT
- LB LIMITED BUSINESS DISTRICT
- GB GENERAL BUSINESS DISTRICT
- I-POP-GB INDUSTRIAL-PARK OFFICE PARK-GENERAL BUSINESS
- RMD MULTIPLE DWELLING DISTRICT
- N0 NEIGHBORHOOD OFFICE DISTRICT

NOTE: THE LOCATION AND BOUNDARIES OF THE
TOWN OF WILBRAHAM ARE SHOWN ON
THE MAP.
1. FLOOD PLAIN AREA OF 1934
2. COMMERCIAL DISTRICT OF 1934
3. RESIDENCE DISTRICT OF 1934

AREA & YARD REQUIREMENTS *					
ZONE	AREA	FRONTAGE	SETBACK	SIDEYARD	REARYARD
R-15	15,000 Sq. Ft.	100 FT.	85 FT.	10 FT.	30 FT.
R-26	25,000 Sq. Ft.	130 FT.	40 FT.	15 FT.	40 FT.
R-34	34,000 Sq. Ft.	170 FT.	40 FT.	20 FT.	40 FT.
R-40	40,000 Sq. Ft.	200 FT.	40 FT.	20 FT.	50 FT.
R-60	60,000 Sq. Ft.	200 FT.	40 FT.	20 FT.	50 FT.
NS	60,000 Sq. Ft.	200 FT.	25 FT. *	15 FT. *	30 FT. *
LB	60,000 Sq. Ft.	200 FT.	40 FT.	15 FT. *	20 FT. *
GB	30,000 Sq. Ft.	150 FT.	50 FT.	12 FT. *	20 FT. *
I-POP-GB	40,000 Sq. Ft.	150 FT.	60 FT.	30 FT.	50 FT.
RMD	10 ACRES	250 FT.	40 FT.	40 FT.	50 FT.
N0	20,000 Sq. Ft.	150 FT.	40 FT.	15 FT. *	30 FT. *

* REFER TO ZONING BY-LAW, TOWN OF WILBRAHAM

BUILDING ZONE MAP TOWN OF WILBRAHAM, MASS.



JANUARY, 1974

DESIGNED BY
TOWN OF WILBRAHAM
ENGINEERING DEPT.

NOTE: THIS MAP IS A REVISION OF THE
TOWN OF WILBRAHAM ZONING MAP
AND IS A REVISION OF THE
TOWN OF WILBRAHAM ZONING MAP
AND IS A REVISION OF THE
TOWN OF WILBRAHAM ZONING MAP

1974

Wilbraham Neighborhoods

Although the “village center” character is typically considered the essence of Wilbraham, there are also several distinctly recognizable areas of town, offering Wilbraham residents a variety of neighborhood flavors.

The Pines

One of the early growth centers, the northwest section of Wilbraham borders neighborhoods in nearby Ludlow and Indian Orchard. This area was settled largely by Polish immigrants who worked across the Chicopee River at the Ludlow Manufacturing Company. (This building still stands and is easily viewed from the Pines. High density and small lots characterize the area, which is served by both town water and sewers. Much of Wilbraham’s multifamily housing stock is here, where some of the old mill housing has been nicely updated.

The Pines is home to the Polish American Veteran’s Club, the descendent of a Polish/American organization that provided recreation opportunities and language assistance to Polish immigrants. Wilbraham’s first major expenditure for a modern school building was made here when the Pines School was erected in 1924. The building has been converted and expanded for its current use as a senior center, preschool and elderly housing.

Two neighborhood markets are within walking distance of the Pines building, which also serves as a small community center. The Pines area has some of the town’s best access to the Chicopee River by way of River Road. Other recreation resources include the small playground and athletic field behind the Pines building, and the all-purpose room/gym at the Wilbraham Community Center. (The nearby Indian Orchard business district, also within walking distance, has recently become the home of numerous antique shops.)

Academy Historic District

This includes 30 properties located on Faculty Street, part of Main Street, and Mt. Road. The District was accepted by the National Park Service and placed on the National Register of Historic Places in 1979. Wilbraham Monson Academy is at the center of this.

The Center

The center is a mix of residences and small businesses (banks, professional offices, barber and beauty shops, a drug store and the enduring Village Store.) In close proximity are two churches, the historic Grange Hall, the Mason’s Hall, Library and a satellite fire station. In the center, and further north on Main Street, several old houses have been converted to attractive professional office space.

The view of Crane Park from Main Street includes the old post office building and the town library. (Many residents were dismayed by the closing of their beloved small post office, which relocated to a large new building on Boston Road in late 1990. The old building has been converted to business use.) A Civil War memorial stands in Crane Park, and the private Woodland Dell Cemetery is located behind the library. The center is served by town water, but is not connected to the sewer system. Recreation resources within walking distance include Bruuer Pond, Crane Park, the town library and Wilbraham & Monson Academy. (The village center was frequently cited in responses to the survey question about the places that are representative community character.)

The "Patch"

This quaint area is a collection of narrow streets in the area of Ripley Street and Hunting Lane. Developed in the 1920s, it was Wilbraham's first modern subdivision, and consists of attractive small to medium sized houses on tree-lined streets. Residents here will soon benefit from the sidewalks planned for nearby Springfield Street. The area is within walking distance of the center, Bruuer Pond and Wilbraham & Monson Academy, and is served by town water and private septic systems.

Colonial Acres

This second development in town is located between Springfield St. and Tinkham Rd, near the Wilbraham and Springfield corporate boundary.

Manchonis/Brainard Road Area

This area consists of single family housing developments in an area defined by Brainard Road, Manchonis Road and Glenn Drive. The neighborhood is densely populated and served by municipal sewer service and town water. It is located on the gently sloping hills north of Wilbraham Middle School. A small park on Manchonis Road was recently renovated after years of disuse. Until 1997, non-functional utility poles bisected this open space, known as Brainard Park, preventing its use as an athletic field. It was recently updated to include small playing fields for midget soccer and T-ball, improved parking, a new playscape, and picnic tables.

The Flats

This area, primarily in the southwest portion of Wilbraham, was rapidly developed into residential subdivisions during the building boom after 1950. Some residents here are within easy walking distance of the Rice and Green Acres farm stores on lower Main Street. Near the corner of Tinkham Road and Main Street, the Merrick family farm sells corn and other vegetables on the traditional honor system.

The Orchard

A Residential area adjacent to the Memorial School land, and East of Main Street.

This section of Wilbraham provides a striking example of the problems associated with the mixing of farms and residential subdivisions. The Merrick farm, adjacent to Mile Tree School and Minnechaug Regional High School, is fertilized with locally produced, “natural” fertilizer from the nearby Bennett Turkey Farm. Olfactory evidence of the Merrick fertilization schedule is unavoidable—when the wind is right, the distinctive odor can be detected up to a half-mile away. (Notwithstanding, the resident survey indicates a strong desire to preserve the few remaining farms in Wilbraham.) The Mill River runs through the southwest section, which is served by a combination of private wells and town water. There is no municipal sewer service. Recreation resources include the Sawmill Pond and Pesky Sarpent Conservation Areas, the Wilbraham Children’s Museum, several school properties and the State game farm.

Red Bridge Area

The northeast section of Wilbraham lies to the north of Boston Road, beyond the “elbow” where the Chicopee River, which flows south, turns to the west. Many travelers have associated Wilbraham with the topiary sign maintained by Friendly’s Ice Cream on the south side of the Massachusetts Turnpike (which traverses this area just north of Boston Road.)

Marked on historical maps as “The Elbows,” the Red Bridge area is a mix of residential subdivisions, forestland and open space. Along with several streets in adjacent Ludlow, an area near the Red Bridge dam is part of the Ludlow Village Historic District. Residents here have identified several important sites for protection, including the wildlife habitat at the impoundment at Red Bridge. The dam, adjacent to the DEM boat launch, produces hydroelectric power. Although the impoundment area offers significant recreation potential, excessive jet ski traffic seems to be disturbing wildlife and restricting passive recreational pursuits such as fishing and canoeing. The Red Bridge area is not served by town water and sewer.

Decorie Drive Area

The Decorie Drive area is just north of the Memorial School on the west side of Main street. Developed between 1955 and 1970, it extends from western Main Street to the eastern edge of the White Cedar Swamp. Despite their geographic proximity to Wilbraham Middle School, junior high school students from this neighborhood cannot walk to school because there is no formal road or path. An informal trail network exists nearby in the conservation area and utility corridor. Main Street sidewalks connect this neighborhood to Memorial School and the town center. The Old Spring Hill Conservation Area is also nearby. The neighborhood is not served by town sewers but it is connected to town water.

Boston Road (State Route 20)

This corridor contains the majority of Wilbraham's commercial property. There has been a deliberate effort to confine commercial and industrial development to this area, where it is thought to have less impact on the overall rural feeling of the town. (Survey responses clearly indicate that residents favor this approach to protecting community character.) Wilbraham's sand and gravel industry developed between Boston Road and the Chicopee River. Friendly Ice Cream Corporation opened its plant and home offices on Boston Road in 1959, and State Line potato chips were made here for many years until the plant closed down in the early 1990s.

The Boston Road corridor is currently experiencing rapid growth. A Home Depot store opened near the Springfield line in May of 1998, and other long vacant properties are now being developed. In 1994, Wilbraham and Springfield collaborated to develop land use and transportation recommendations in the Boston Road Corridor Study.

Except for a stretch near the Palmer line, there are relatively few single-family residences in this part of Wilbraham. A number of small service businesses, retail establishments and restaurants operate on Boston Road, along with several recreation-based businesses. Recreation resources include the Spec Pond Recreation Area and the beach at Nine-Mile Pond. Town sewers and water serve most of Boston Road.

Mountain Area

Residents would like to protect the ridgeline—which is prominently visible from many locations in town—from further harm. For part of the 1980s there was moratorium on new development here, for this reason the Town in 1991 enacted a Ridgeline and Hillside district overlay protection by-law. On the rolling terrain east of ridge there are still large tracts of undeveloped land. At one time, several dairy farms operated in this part of Wilbraham, which is the home of many historical sites.

Historical Commission plans to place several historic areas on the national register. In 2000 they will apply for a study grant. They are also in process of obtaining archaeological Restrictions on four parcels of land.

Subdivisions and single, large houses on scenic roads have interrupted the rural feeling in some places, and the development of several key parcels here would have a dramatic effect on the area's character. The mountain area is served by private wells and septic systems. Recreation resources include the 12-Mile Brook Conservation Site and the Wilbraham Community Garden, which is located on Monson Road.

Maple Street

Maple Street intersects Main Street near Boston Road. With its view of the Chicopee River in early Wilbraham, Maple Street was home to mill owners and local businessmen. There are numerous historic structures in the area, including the Grace Union Church and several Victorian houses, one of which houses a nursery school. The old white church the original St. Cecilia's at the corner of Maple and Main was recently renovated for professional office space. Wingate at Wilbraham, a long-term care facility, is hidden behind a stand of pines and the Police Station (which was formerly the town hall and originally an old school house). Maple Street runs east into the north end of Mountain Road, which continues along the mountain before it descends to Main Street near the center/academy.

The Maple Street neighborhood is served by town sewer and water. Nearby recreation resources include Spec Pond, Nine-Mile Pond, and the Chicopee River. The Historical Commission plans to submit the Maple Street area for designation as a Historic District on the National Register in the near future.

South End

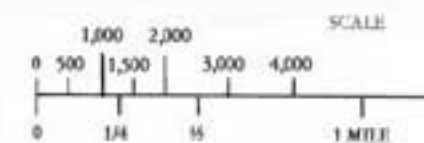
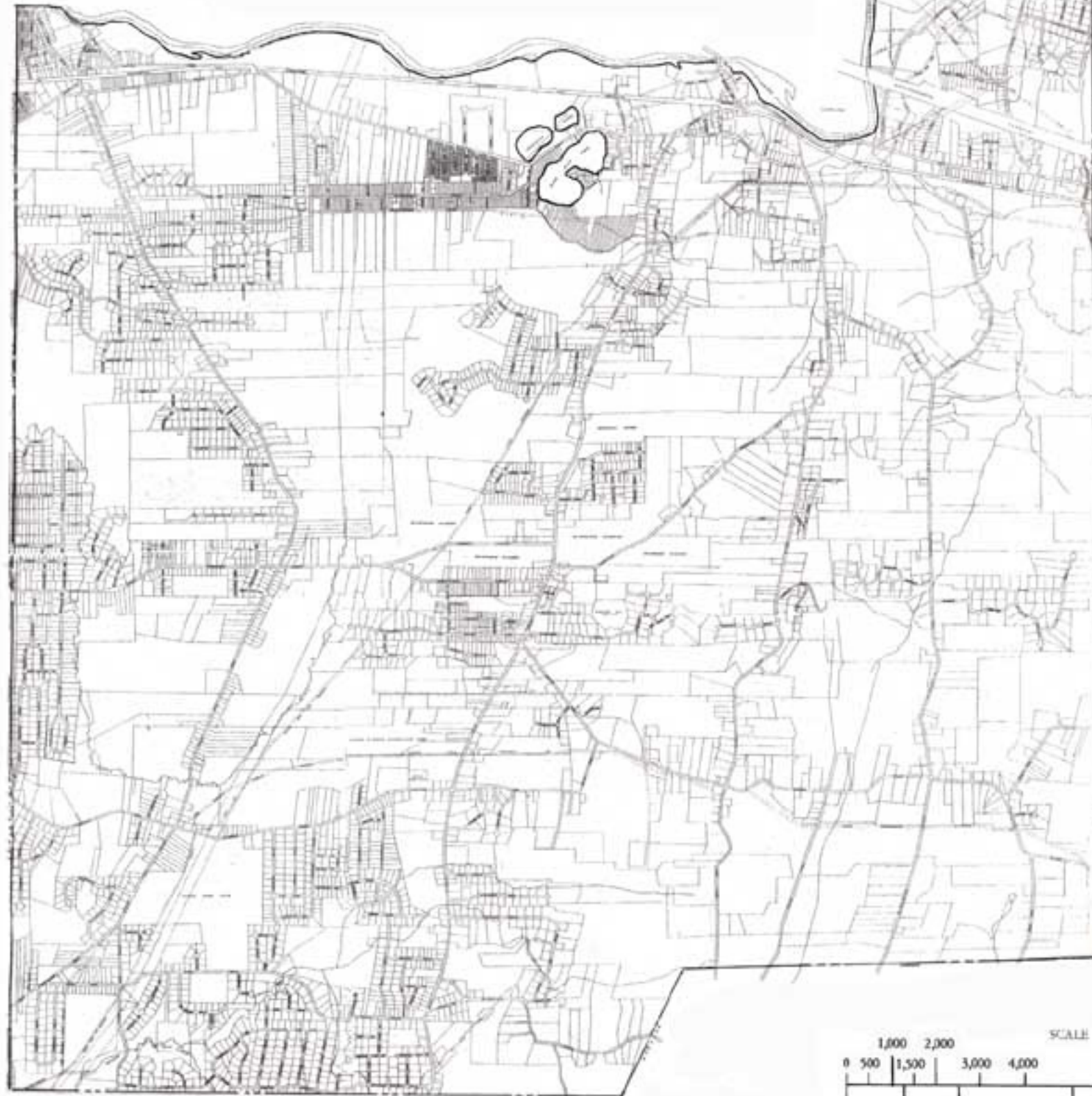
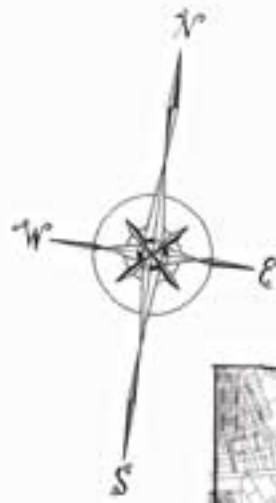
Area South of Tinkham Road to the Hampden line. A social club was organized for women in 1912 and is still active today. While originally farmland it is now largely residential.

The Meadows

A development that encompasses the south side of Tinkham Road south to Oakland Street and the Hampden town line. Encompasses Soule Road, Pigeon Drive, areas and the others to the south.

Parcel Map Town of Wilbraham

This map was based on existing Assessors' parcel maps for the Town of Wilbraham, 400 series, as updated on January 1, 1980, 1983-1991-1993-1995.



Climate

Wilbraham is located in Hampden County. Precipitation is well distributed throughout the year, and is usually adequate for all crops in the area; however, several brief droughts typically occur in sandy soils with lower water capacity. Average annual rainfall is 50.6 inches, with 52% of this amount typically falling between April and September. Average seasonal snowfall is 40 inches. Prevailing winds from the south (and from the north/northwest to a lesser extent) reach their highest average speed during the month of April.

Geology and Topography

Geologists believe that the Connecticut River Valley formed some 200 million years ago during the Paleozoic Era. During that time the land situated along the east side of Main Street was uplifted abruptly, forming the ridge that we see today. This uplift was the result of movement along a major fault known as the Triassic / Jurassic Border Fault, which forms the eastern edge of the valley and can be traced from Long Island Sound to New Hampshire.

The Wilbraham Mountains are underlain by dense crystalline metamorphic and igneous rocks that are believed to have been formed during the Ordovician and Devonian Periods of the Paleozoic Era some 400-500 million years ago. Bedrock underlying this region is comprised of mica schists interlayered with granite gneiss, and amphibolites. Bedrock can be seen at the surface in areas of steeply sloping terrain or along the edges of town roads, such as Mountain Road or Monson Road, that traverse the ridge.

The present height of the Wilbraham Mountains represents only a very small fraction of their original height. Today we see the worn down roots of mountains that are believed to have been as high and rugged as the present day Rocky Mountains. Since their formation 200 million years ago, the original mountains have undergone erosion, filling the initially formed valley lowland with layer upon layer of sediment. Sand and silt, washed down from the mountain area, were deposited across the valley floor where they eventually lithified and turned from sediment to rock.

These sedimentary rocks are considerably younger than the bedrock underlying the Wilbraham Mountains immediately to the east. Known today as the Portland Formation, they were deposited during the Triassic and Jurassic Periods of the Mesozoic Era. This was a time when dinosaurs roamed the valley, as evidenced by fossil dinosaur footprints left behind in the soft mud of the valley floor. The mud later lithified to become brown and reddish-brown sandstones, shales and arkose. Only a small number of these bedrock exposures can be found in the valley portion of town. Outcrops can be observed in an area north of Springfield Street and west of the Stony Hill School. A second location exists at the rear of Wilbraham Shops on Boston Road. The lack of exposed valley sandstone and shale is primarily the result of more recent glacial deposits of unconsolidated sand and gravel that cover and conceal the underlying bedrock.

Glaciation

Around 1 million years ago, the entire New England area experienced a period of glaciation during which a massive continental sheet of ice—up to one mile thick—advanced across the area in a south/southeast direction. The most recent stage of glaciation began about 70-80,000 years ago. Known as the Wisconsin period, it reached its peak about 20,000 years ago. The stages of glaciation, and their eventual northerly melting some 14,000 years ago, had a profound influence on the soils that would eventually develop on top of glacial deposits in Wilbraham. The glacial ice acted as a chisel, leaving a mixed deposit of dense, ground up silt, clay, sand and gravel, along with substantial cobbles and boulders. The dense nature of this material, referred to as glacial till by geologists, made farming very difficult in those fields where it was found at the base of the plow horizon. Early farmers coined the phrase “hard pan” for this soil, primarily because of the numerous cobbles and boulders suspended in a dense matrix of silt and clay. Because of the dense nature of this mixture, these soils are extremely difficult to work. (One of Wilbraham’s most attractive features is attributable to these troublesome cobbles and boulders. Early farmers used them to line the edges of their fields with rock walls, many of which are still evident throughout the town.)

Glacial till within the root zone of Wilbraham soils is very extensive across the higher elevations in the Wilbraham Mountains. Glacial till is also found—at the same depth—on the gentle sloping hills in some areas of the valley elevations. As much as two thirds of Wilbraham subsoil contains glacial till, which poses potentially severe limitations on subsurface disposal in residential septic systems. Percolation tests conducted in this material typically indicate soils that are unsuitable for septic systems, or soils with percolation rates of 30-40 minutes/inch.

Outwash Deposits

Around 14,000 years ago, as the glacial advance waned, the ice front melted away. A lobe of glacial ice remained in the valley behind the retreating ice front, which melted first from higher areas along the Wilbraham Mountains. The retreating valley lobe, resting along the higher mountains to the east, formed a channel between the ice and the mountain, through which meltwater streams deposited substantial quantities of stratified sand and gravel (on top of glacial till) across the valley floor area. These glacial kame deposits and glacial outwash deposits are comprised of reddish and pinkish brown, water-sorted sand and gravel. Outwash deposits are very extensive across the valley area of town. An additional lowland area underlain by outwash sand and gravel exists in the smaller valley of Calkins Brook and Twelve-Mile Brook in the northeast portion of town. Here the sand and gravel deposits extend from Crane Park to areas just north of the Massachusetts Turnpike.

As the ice sheet retreated further northward, beyond the present Wilbraham Police Station on Main Street, glacial meltwater began to flow westerly into the Connecticut River Valley from an enormous area of land that eventually eroded to form the present day Chicopee River Valley. Glacial meltwater from this area was transported and deposited as a large fan-shaped delta in the valley. Meltwater flowed into a vast glacial lake that occupied most of the valley area. Deltaic sand and gravel occurs in the most northern and northwestern portions of town and was deposited westward across a delta that spanned from East Longmeadow to South Hadley. To the west of Main Street, Boston Road is underlain by these deposits. The gravel pit located on Route 20 has been excavated in these sand and gravel deltaic deposits, which are up to 55 feet thick in this area.

The melting of remaining ice blocks, embedded in the outwash sands and delta after the main glacial mass had melted away, left kettle holes scattered across the flat sandy areas. These are now occupied by kettle ponds, including the Spectacle and Nine-Mile Pond group located on Boston Road. Other kettle hole ponds may have existed after the ice melted, but would have been completely filled in with vegetation to the point where only peat deposits remain. Perhaps the most significant one of these areas forms the nucleus of the White Cedar Swamp, located roughly 3,000 feet northwest of Wilbraham Center. Other sizable peat deposits are located in the southwest area of town between Porter Road and Tinkham Road.

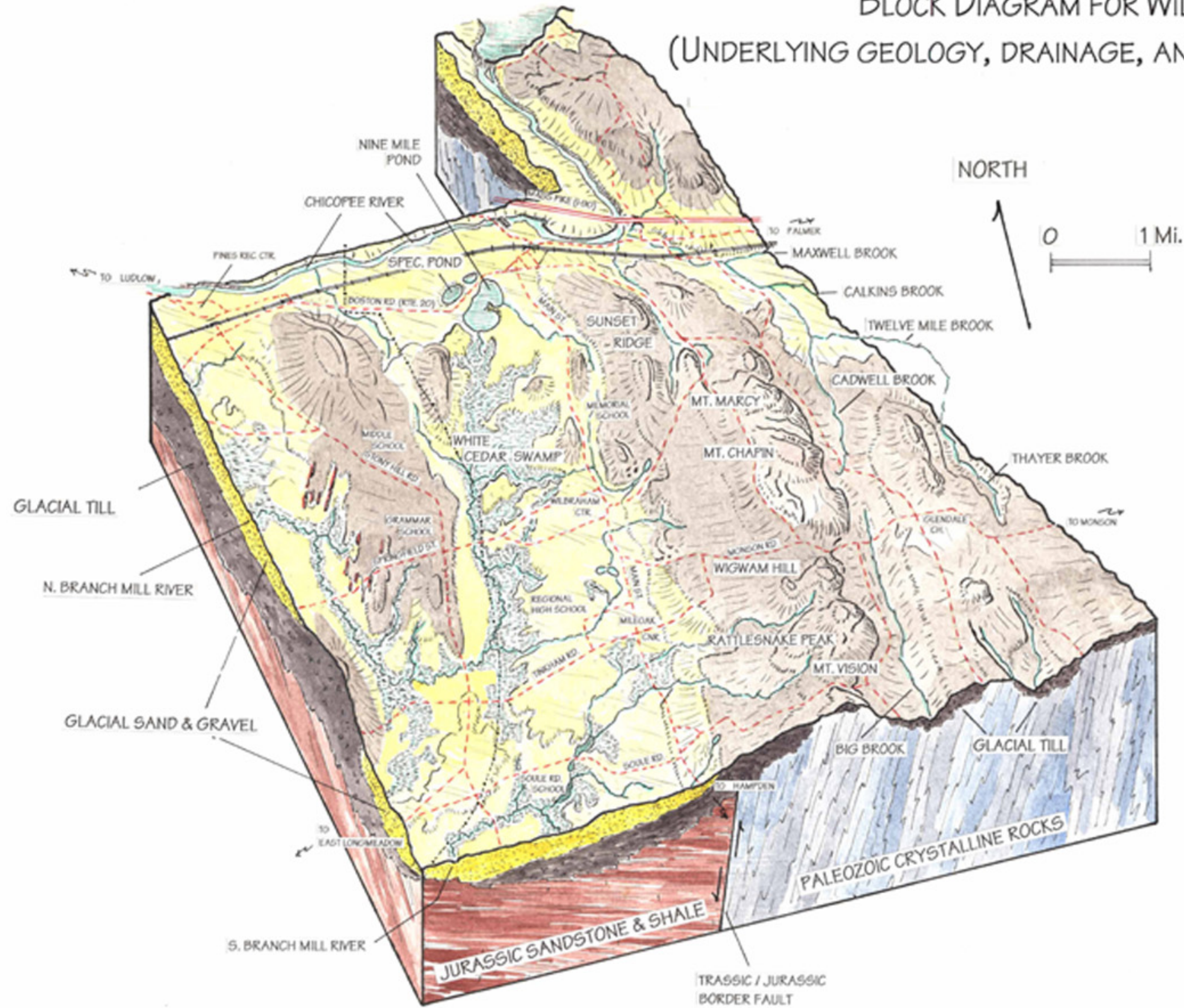
Muck Swamp Deposits

Throughout the valley portion of Wilbraham, extensive organic muck swamp deposits can be found. Their location is restricted mainly to the flood plains and wetland areas of the North and South Branches of the Mill River. The actual width of these deposits is typically 100-200 feet on either side of the Mill River branches (as much as 500 feet wide in some places.) These deposits are located at elevations near or below 250 feet above sea level, in the lowest and more poorly drained areas of town. Here, wetland areas serve as the collectors for surface drainage flowing off the ridge. Groundwater in these areas is at or within the root zone of the land surface.

It is important to note the vital environmental benefits provided by these wetland areas, which act as a kind of sponge to slow, absorb, and filter stormwater. Wetland areas also recharge aquifers and provide important wildlife habitat.

Organic muck deposits, while extensive in the valley portion of town, are not common or contiguously arrayed in the poorly drained low areas on top of the Wilbraham Mountains. Here, the low and poorly drained areas along the streams are underlain by glacial till-derived Ridgebury soils. These soils have a seasonal water table from 0-1.5 ft. from the surface of the ground from November through March.

BLOCK DIAGRAM FOR WILBRAHAM (UNDERLYING GEOLOGY, DRAINAGE, AND PHYSICAL FEATURES)



Soils

Wilbraham Soils

Wilbraham soils began forming with the end of the ice age in New England. Because weathering, leaching and accumulation of organic material in the soil profiles has occurred only over the last 14,000 years, the soils found in some areas of Wilbraham are very recent and poorly developed. They are also very acidic. Soil profiles in other areas generally include a dark brown A (or Ap) topsoil horizon, underlain by a light brown or yellowish-brown weather Bw horizon subsoil. Beneath the subsoil a C-horizon exists, which is the unweathered parent material on which the soils developed. The parent material consists of unconsolidated glacial till; or sand and gravel kame, delta and outwash deposit.

Glacial Till Derived Soils of Wilbraham

Development of soils across much of the Wilbraham Mountains and low valley hills occurred in areas underlain by glacial till deposits. These soils are very stony and bouldery, and have high erosion potential owing to the large amount of fines in the soil. With the exception of the Charlton soils, glacial till-derived soils have a perched water table, which sits on top of a hard pan layer from November through April.

Kame, Deltaic and Outwash Derived Soils of Wilbraham

One third of Wilbraham is underlain by sands and gravel kame, outwash and deltaic deposits, with soils that are excessively drained to moderately well drained in the upland areas. Where the water table is at—or close to—the ground for a substantial portion of the year, soils in the lowland areas are somewhat poorly drained to very poorly drained. The coarse and highly permeable nature of these soils often poses limitations for septic systems because perc rates can exceed <2 minutes/inch. At this rapid perc rate, the soil provides inadequate renovation of contaminants.

Glacial Lake Derived Soils of Wilbraham

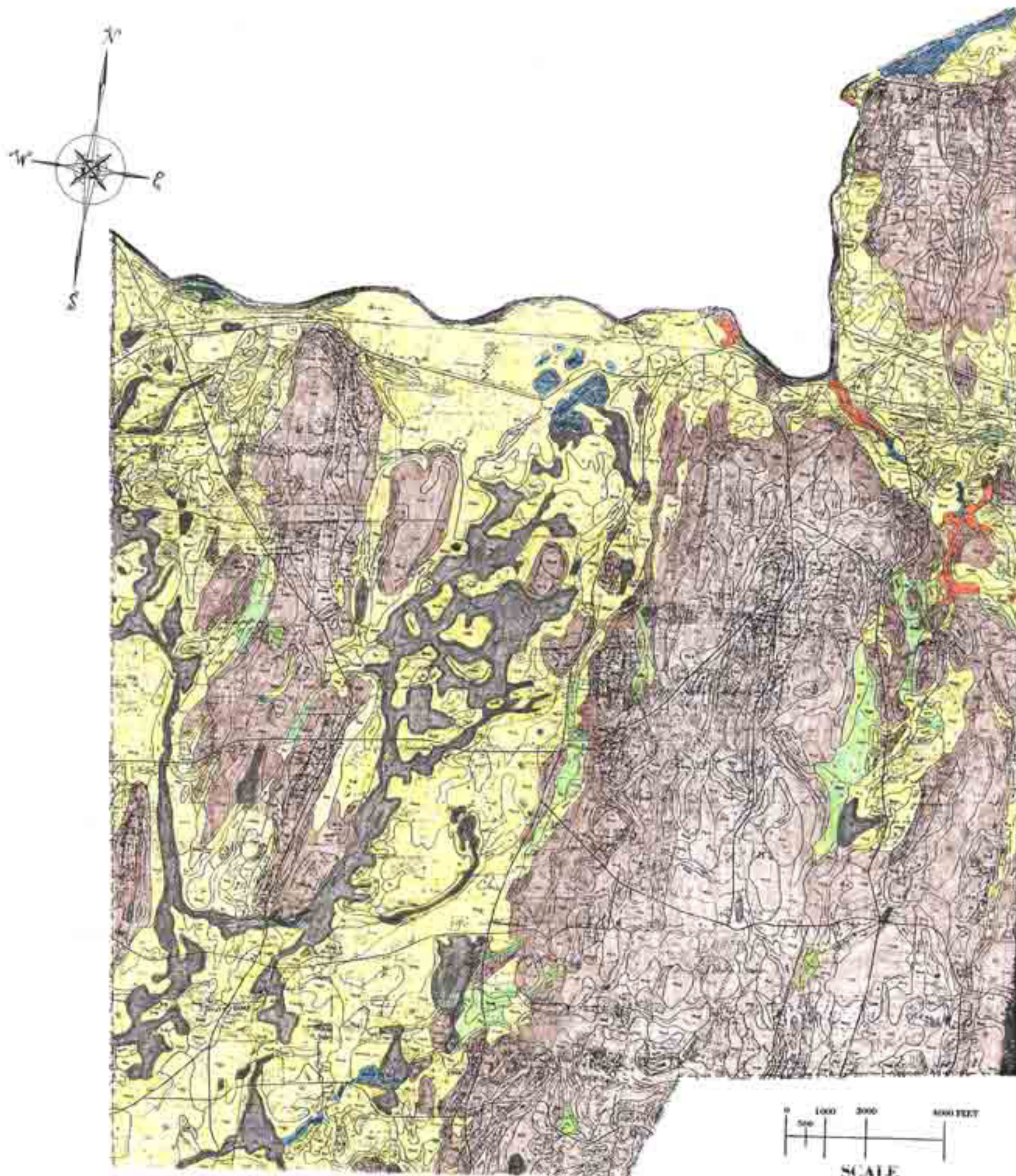
Other types comprise a relatively minor percentage of soils in Wilbraham. They have developed on small areas of glacial lake deposits. These are restricted to isolated areas where lake environments existed during the ice melt. Underlain by the largest contiguous area of glacial lake derived soils in town, one such area is located on the east and west sides of Glendale Road at the Cadwell Brook crossing. Other small, localized areas of lake derived soils exist along the east side of Main Street at Wilbraham & Monson Academy, and further south near McIntosh Drive.

Drainage Class

Soil scientists use the term *drainage class* to describe the drainage characteristics of a given soil. Depending on its landscape position and permeability, a soil may have a seasonal water table or remain dry throughout the year. A coarse sandy soil in an upland position, such as found in sandy outwash, will be droughty for the simple reason that the soil cannot hold on to the water. The drainage class for this soil would be *excessively drained*. Conversely, soils developed in the sediment of old glacial lakes tend to have many fines and are typically located in broad, flat plains on valley bottoms. Many of these soils have water within 1 foot of the soil surface. Such a soil is considered *poorly drained* or even *very poorly drained*. Ponding or flooding of these soils occurs for significant periods of the growing season where wetland areas also exist. The seven soil drainage classes are listed in Table 6.

Table 6 Drainage Characteristics

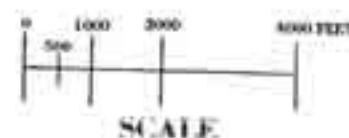
Approximate seasonal high water table, and general drainage class characteristics (After US NRCS Soil Survey Staff, 1993)		
<i>Drainage Class</i>	<i>Approximate Seasonal High Water Table Depth</i>	<i>General Characteristics</i>
Excessively Drained	> 6 feet	Stony and / or coarse sandy s highly permeable
Somewhat Excessively Drained	> 6 feet	Fine and medium sands, high permeable
Well Drained	>3 feet	Medium textured soils (loamy) moderately to fairly permeable upland positions
Moderately Well Drained	32 feet	Typically in mid to toe-slope positions, may have wide rang soil textures depending on landscape position
Somewhat Poorly Drained	2-1 feet	Toeslope positions, may have range of soil textures dependi landscape position
Poorly Drained	1-0.5 feet	Toeslopes and low landscape positions; may include all texti classes, but tend to be fine-te: (loamy, silty or clayed)
Very Poorly Drained	0.5 feet to ponded or flooded	Lowest landscape positions; n include all textural classes, bu to be fine-textured (loamy, silt clayey)



LEGEND

-  FLOODPLAIN DEPOSITS
-  SWAMP/MUCK DEPOSITS
-  GLACIAL LAKE DEPOSITS
-  SAND & GRAVEL, KAME, DELTAIC, OUTWASH DEPOSITS
-  GLACIAL TILL DEPOSITS

SURFICIAL GEOLOGIC MAP OF WILBRAHAM DEPICTING SOIL PARENT MATERIAL



Soil Suitability for Siting of Septic Soil Absorption Systems in Wilbraham

Extensive sand and gravel and glacial till deposits comprise roughly 80% of the land area of Wilbraham. Both the coarse sand and gravel and glacial till parent materials have more than one severe limitation for use as soil absorption facilities. These soils tend to have excessively rapid permeability (perc rate <2 minutes per inch) and also can have a large amount of gravel cobbles and boulders that create limitations for use. Some of these soils also have a seasonal groundwater table that is less than 4 feet from the ground surface. Glacial till derived soils tend to be very dense, containing a large amount of gravel, cobbles and boulders suspended in a matrix of compact sand, silt and clay. Some of the soils have a hardpan (cemented layer) within 48 inches of the ground surface. Proper site investigation of soils and soil absorption system design are critical in this large area of town.

The US Natural Resource Conservation Service sets forth five distinct classes of soils that identify the soil suitability for subsurface disposal of sewerage. This five class rating system ranks the soils of Massachusetts from Class I-Class V, in order of decreasing suitability. The information provided in Table 7 is based in part on national criteria of the USDA Natural Resource Conservation Service (NRCS, formerly the Soil Conservation Service) but it also incorporates features unique to Massachusetts Title 5. (310 CMR 15.00, as amended to 12/27/96) (Restrictive features are listed in the final column of Table 8.)

When using this information to assess the suitability of a particular site, one should be aware of the limitations of soil survey information. Mapping and publication scale, purity of the mapping unit, variability of parent material, and variability within soil series—as well as other parameters—may limit the applicability of this type of information. When used with proper precautions, soil survey data are an important source of information for the siting of septic systems, particularly in the initial planning stages of a project. For new development in Wilbraham, the town engineer and health department should look carefully at new systems designed for Class III and IV soils. Site suitability should always be determined by a qualified individual, based on a proper soil evaluation.

Table 7 Soil Suitability Class Descriptions per US NRCS

Soil Suitability Class	General Description
I	Well suited for use as a subsurface leaching facility
II	Soil may have some limitations for use as a leaching facility, but these limitations can be easily overcome with proper design.
III	Soil has several slight or one severe limitation for use as a soil absorption facility. Site investigations should be performed to assess the suitability of the site. Limitations may be overcome with more advanced or alternative designs.
IV	Soil has more than one severe limitation for use as a soil absorption facility. Site investigations should assess the suitability of the site. Limitations may be overcome with advanced or alternative designs.
V	These soils are not suited or permitted to be used for on-site sewage treatment and disposal systems. These

Distribution and Areal Extent of Soil Suitability Classes I - V in Wilbraham

Map 8, *Soil Types Depicting Development Limitations*, shows by color the areal extent and distribution of the various classes of soil described above for Wilbraham. The bright yellow and orange colored areas clearly represent the extent of Suitability Class II and III soils in town, based on soil survey data. Together, these areas comprise roughly 10% of the town's areas. By contrast, the map indicates that nearly 50% of the town is underlain by Suitability Class IV soils. These soils have developed on coarse sand and gravel deposits or glacial till deposits as described above. Because they typically have more than one severe limitation for use as a soil absorption facility, advanced or alternative designs are needed to meet Title 5 regulatory requirements. The map also indicates that Suitability Class I soils are not mapped in Wilbraham.

Roughly 30% of Wilbraham is underlain by Suitability Class IV/V and Suitability Class V soils. These soils are found in regulated wetland areas or areas where bedrock is close to the surface. The dark brown and black areas on the map identify these soils. Black areas depict wetland muck soils.

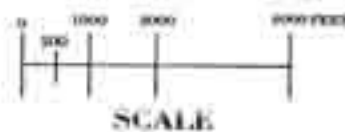
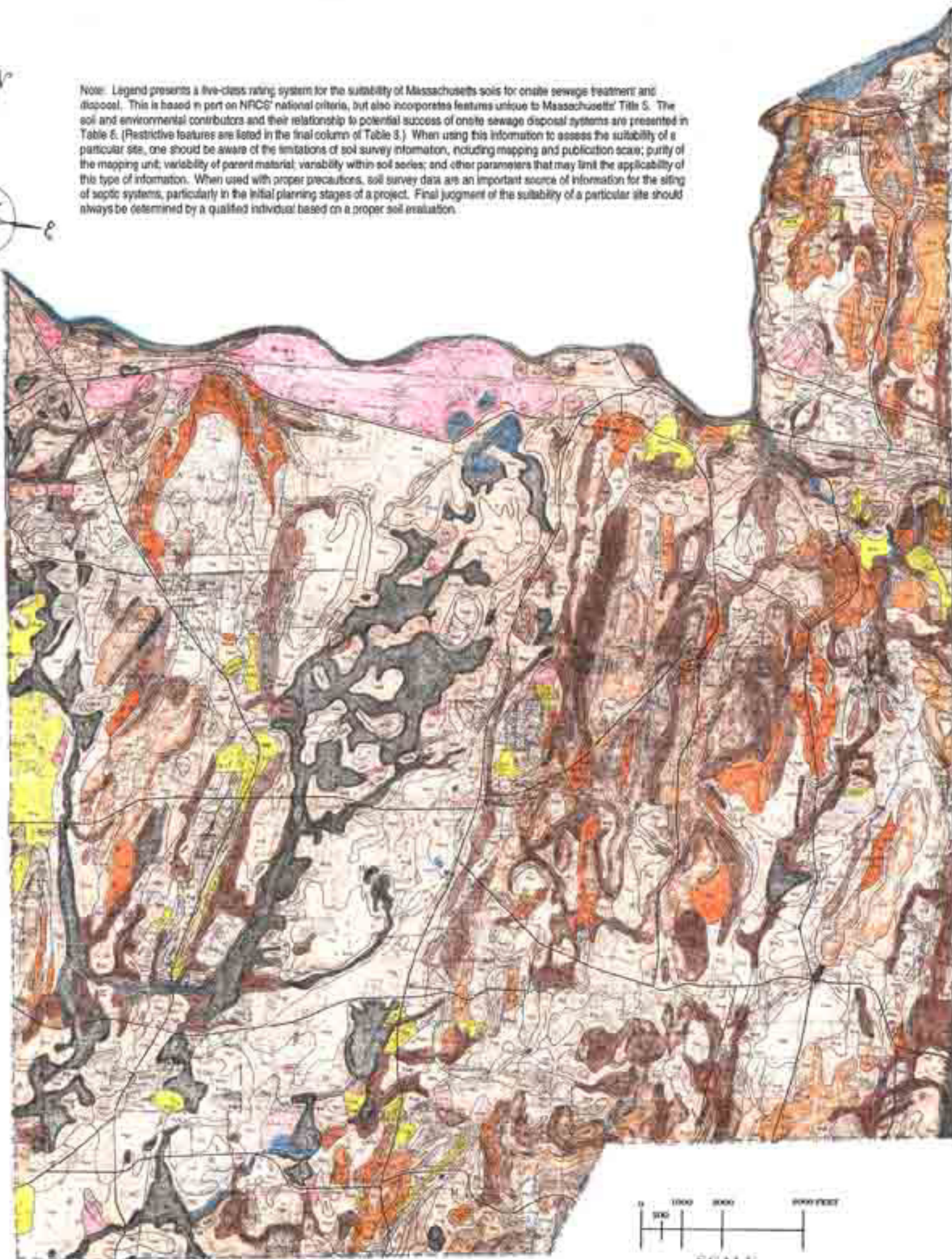
Table 8 lists the criteria for various soil properties for the five soil suitability classes. Soil limiting factors are listed in decreasing order of significance. The user should keep in mind that a soil series might have a wide range of characteristics. A complete listing of soils for Wilbraham, with corresponding drainage class and suitability ratings and soil limiting factors, can be found in Appendix D. The Soil Suitability Classes should not be confused with Textural Soil Classes of Title 5 used for design purposes.

Table 8 Properites Limiting Soil Suitability for Soil Absorption Systems

Soil Property	Suitability Class					Restrictive Feature
	I	II	III	IV	V	
Soil texture within a depth of 24-72"	-	-	-	sil	sd, sd & finer	silty substratum
Flooding frequency	none	none	rare	rare	occasional	flooding
Depth to bedrock	>72"	>72"	>72"	>72"	<72"	shallow soil
Depth to compact loamy substratum	>72"	>72"	48-72"	24-48"	<24"	dense substratum
Depth to sandy substratum	>72"	24-72"	-	24-72"	-	sandy substratum
Depth to maximum groundwater elev.	>72"	>72"	48-72"	<48"	-	high water table
Permeability (in/hr) at depth 24-72"	>2.0	>2.0	>2.0	>2.0	<2.0	percs slowly
Slope (%)	0-3	3-8	8-15	15-25	>25	steep slope
Coarse fraction (% by volume)	<5	<15	15-35	35-60	>60	Coarse fragments



Note: Legend presents a five-class rating system for the suitability of Massachusetts soils for onsite sewage treatment and disposal. This is based in part on NFCS' national criteria, but also incorporates features unique to Massachusetts' Title 5. The soil and environmental contributors and their relationship to potential success of onsite sewage disposal systems are presented in Table 6. (Restrictive features are listed in the final column of Table 3.) When using this information to assess the suitability of a particular site, one should be aware of the limitations of soil survey information, including mapping and publication scale; purity of the mapping unit; variability of parent material; variability within soil series; and other parameters that may limit the applicability of this type of information. When used with proper precautions, soil survey data are an important source of information for the siting of septic systems, particularly in the initial planning stages of a project. Final judgment of the suitability of a particular site should always be determined by a qualified individual based on a proper soil evaluation.



LEGEND

- NON-SOILS, GRAVEL, PITTS, & TILED LAND AREAS
- WETLAND MUCK SOILS (CLASS V)

Title 5 Soil Suitability Classes for Soil Absorption Systems in Massachusetts

Soil Class	General Description
 I	Well suited for use as a subsurface leaching facility
 II	Soil may have some limitations for use as a leaching facility, but these limitations can be easily overcome with proper design.
 III	Soil has several slight or one severe limitation for use as a soil absorption facility. Site investigations should be performed to assess the suitability of the site. Limitations may be overcome with more advanced or alternative designs.
 IV	Soil has more than one severe limitation for use as a soil absorption facility. Site investigations should assess the suitability of the site. Limitations may be overcome with advanced or alternative designs.
 V	These soils are not suited or permitted to be used for on-site sewage treatment and disposal systems. These sites include regulated wetlands, shallow soils over bedrock lacking 4 ft. of pervious soil, or are non-soil.

SOIL TYPES DEPICTING DEVELOPMENT LIMITATIONS FOR WILBRAHAM

Landscape Character

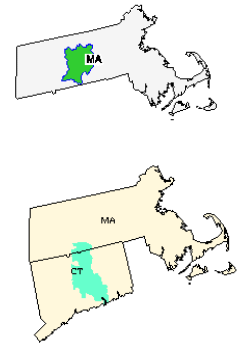
The contrast between the mountain and lowland landscapes has provided an interesting backdrop to the development of Wilbraham. Main Street runs north/south at the base of the mountain and Stony Hill Road has a similar orientation on the other side of a long, wide strip of open space bisected by only four east/west trending roadways. Most of the major roads in Wilbraham are distinctly north/south or east/west in orientation and are designated scenic highways. Major alterations to the landscape character of any of these roads would be detrimental to the overall “feel” of the town. Haphazard subdivision would severely impact the rural feeling associated with the mountain area. In the more densely populated flatlands, development of any remaining open space—or loss of farms and town landmarks—might endanger the small-town character enjoyed by Wilbraham residents.

Overall, the variety of landscape character in Wilbraham provides tremendous recreation potential. Adjacent to the Conservation Commission’s White Cedar Swamp, the town holds many acres of municipal land near the Wilbraham Middle School and the electric utility corridor. The Wilbraham Country Club operates a nine-hole golf course on town-owned land, and is actively pursuing the addition of another nine holes. Along with Spec and Nine-Mile Ponds, Boston Road supports several recreation-based businesses. It is possible that more business of this type could be attracted to the area. The recreation potential of the Chicopee River is thought to be vastly underutilized by Wilbraham residents. Despite the fact that the entire northern border of the town is comprised of this riparian area, access is very limited. Finally, the Conservation Commission controls hundreds of acres of protected land with enormous potential for passive recreation, trail based activities, fishing and camping.

Water Resources

Surface Water

Watersheds Wilbraham lies within two major watersheds. The northernmost section lies in the Chicopee Watershed (USGS Cataloging Unit: 01080204), while the majority of town is downstream in the Lower Connecticut Watershed (USGS Cataloging Unit: 01080205.) Both are considered to be highly vulnerable to quality problems. A significant portion of the Mill River Watershed is located in Wilbraham.

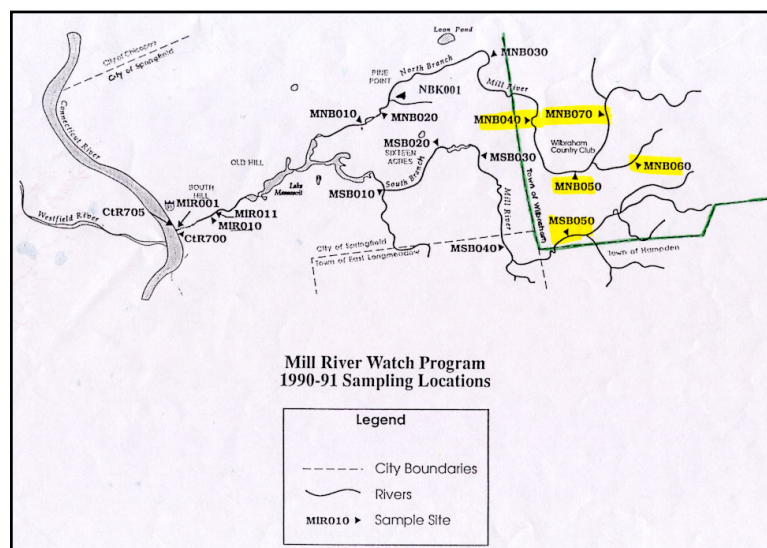


Extensive watershed information is available at <http://www.epa.gov/surf/hucinfo>.)

The Mill River Watch Program is tracking several testing sites in town (Figure 6.)

Activities have included a watershed tour (May, 1998) and a Forest Stewardship Workshop (June, 1998). Future projects, subjects to adequate funding, include stormwater discharge remediation and public education about practices that can be used to reduce nonpoint source pollution. Extensive watershed information is available at <http://www.epa.gov/surf/hucinfo>.

Figure 6 Mill River Sampling Locations



Rivers and Streams

The Chicopee River, North Branch Mill River, South Branch Mill River, and Twelve-Mile Brook are the major flowing water resources in the town of Wilbraham. Although much of the Chicopee River bank is not accessible to the public, it is primarily an undeveloped, riparian corridor. (Much of this is owned by Western Mass. Electric in a narrow parcel identified by an address at Red Bridge Road.) There are at least two points of access with recreational potential: along River Road in the northwest section of town, and at the Red Bridge impoundment area, which is accessible by the DEM boat launch. Both of these sites are thought to be underutilized by Wilbraham residents. Access to the Mill River and its branches is more limited because it is surrounded by wetlands. Twelve-Mile Brook—an important tributary to the Chicopee River—flows through seventy-five acres of conservation property.

Lakes and Ponds

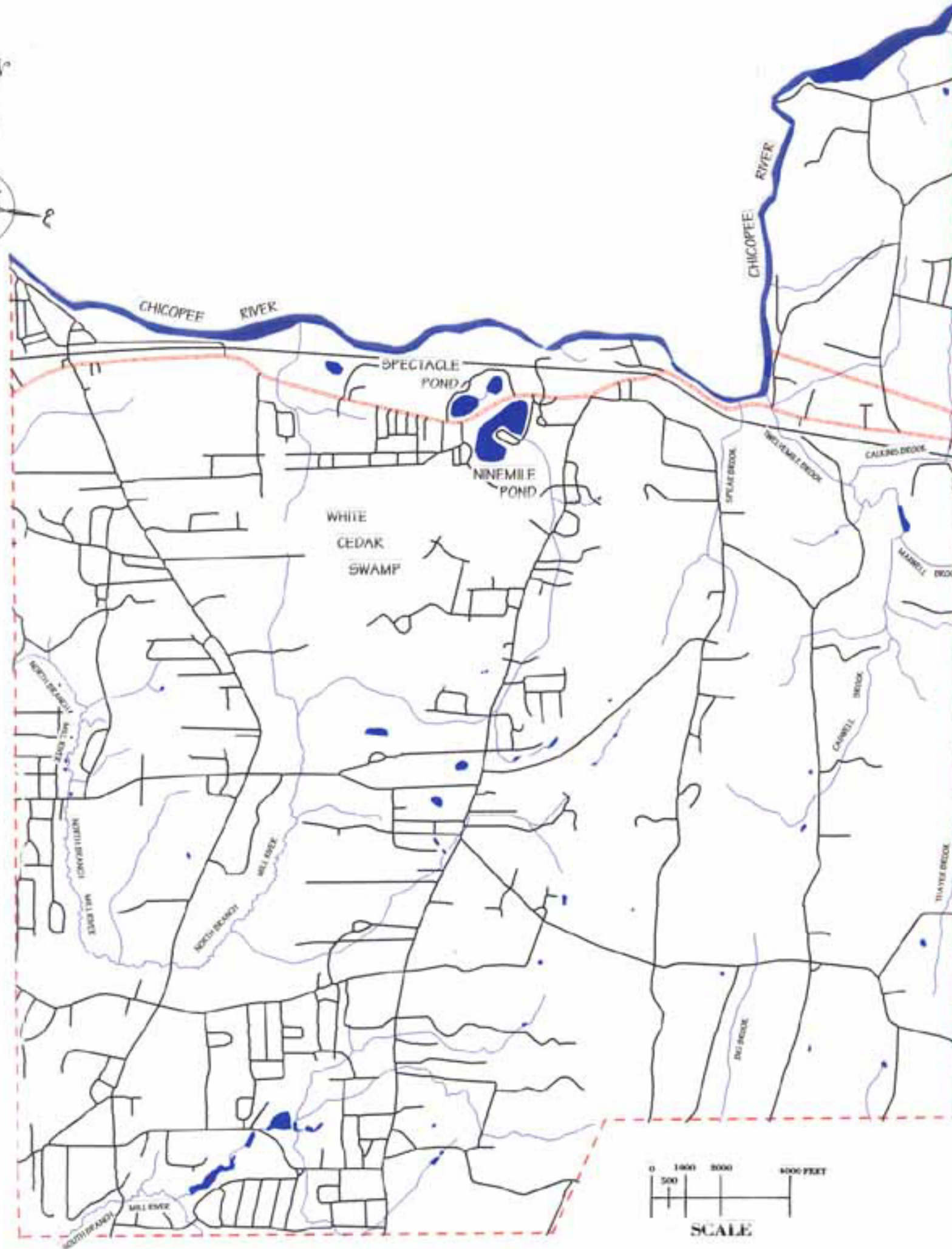
Wilbraham has two major pond systems. Spectacle Pond and Nine-Mile Pond (once known as Manchonis Pond) are kettle hole ponds. Spec Pond has been operated as a recreation facility since 1959, when it first opened under the management of the local Lion's Club. (The pond was named after the bird's eye view of Spec and Nine-Mile ponds, in which they resemble a pair of eyeglasses.) Houses of varying style surround Nine-Mile Pond. It is accessible to the public only at a very small public beach where it abuts Boston Road.

Other ponds of interest include those in and around the grounds at Wilbraham & Monson Academy, as well as the Sawmill and Bennett Ponds near Soule Road. Although it is dry at certain times of the year, the Bruuer Pond area stores groundwater and provides habitat for a variety of wildlife. Located on Main Street near the center, the Bruuer Pond is a pleasant rest area for cyclists and walkers. (A sedimentation problem here was corrected recently.)

The Recreation Department is aware of the hazards of large numbers of waterfowl near any swimming area. Although other ponds in the region have been closed when their coliform levels exceeded allowable limits, Spec Pond has remained clean. It is tested regularly throughout the summer beach season, and the Recreation Department continues to monitor the waterfowl population.

Spec Pond was tested during the "Great American Secchi Dip" of 1998. Secchi depth is a good indicator of clarity and nutrient enrichment of a waterbody. As reported by the Massachusetts Water Watch Partnership, Spectacle Pond scores were among the highest in the state and well above safe swimming standards (see Appendix F.)

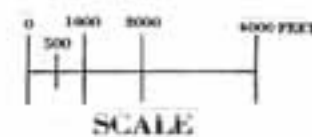
Maps on the following pages depict *Surface Hydrology*, *Flood Plains* and *Wetland Areas*.

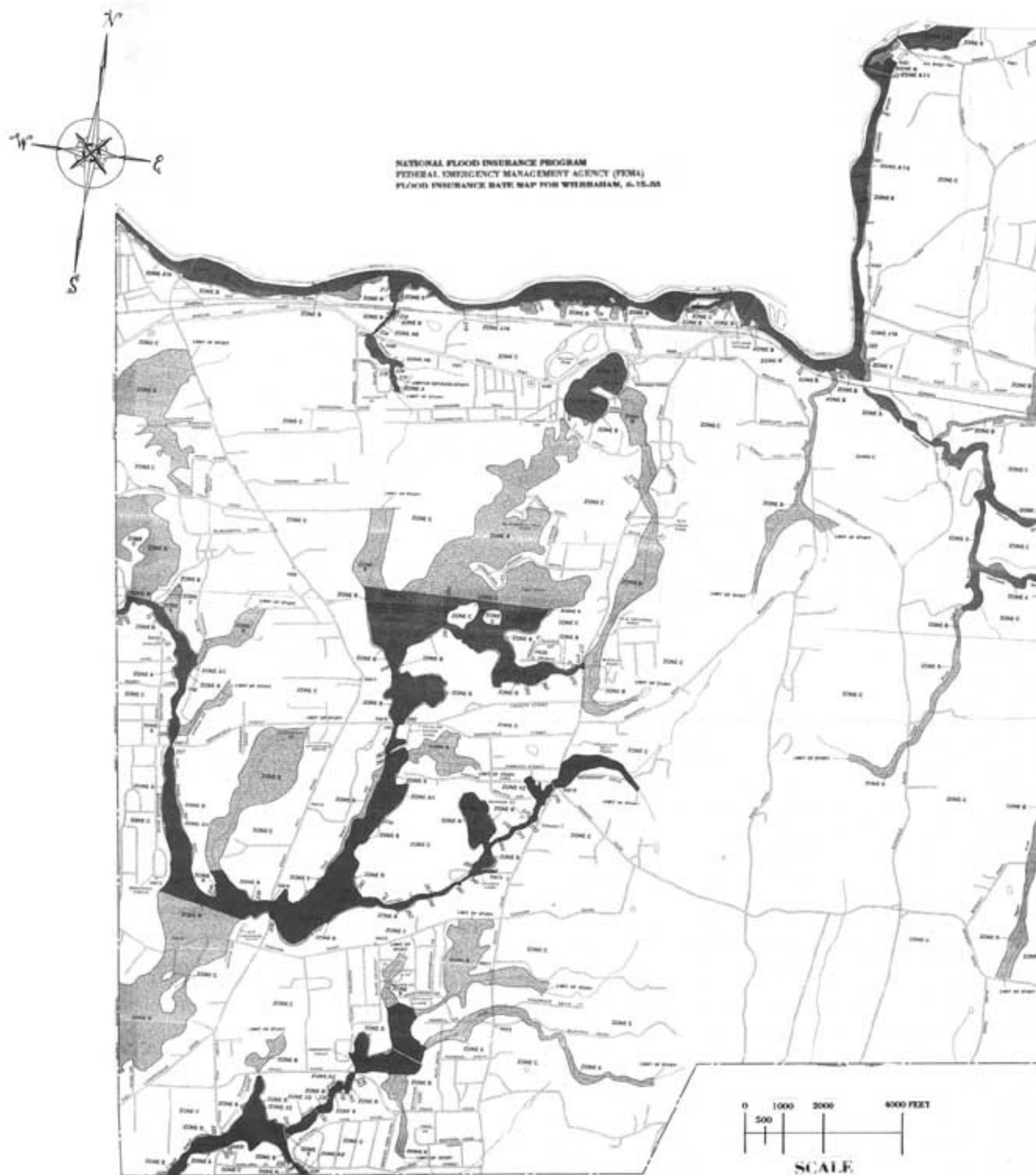


legend

	Lakes & Ponds		Roads
	Railroads		Unpaved
	Rivers & Streams		Secondary
	Stream		Interchange
	Intermittent Stream		State Route
	Town Boundaries		US & Interstate

SURFACE HYDROLOGY OF WILBRAHAM





LEGEND

ZONE A - 100-YR REGULATORY FLOODPLAIN

NOTE: DARK GRAY AREAS, (ZONE A) AS BORDERING LAND SUBJECT TO FLOODING

FLOOD PLAIN AREAS OF WILBRAHAM



Note: Data taken from the Wetlands Map of Wilbraham prepared in 1978 by BAYSTATE ENVIRONMENTAL CONSULTANTS INC.



LEGEND

-  AQUATIC / OPEN WATER
-  EMERGENT WETLAND (MARSHES & WET MEADOWS)
-  SHrub SWAMP
-  DECIDUOUS FORESTED WETLANDS
-  EVERGREEN FORESTED WETLANDS

WETLAND AREAS OF WILBRAHAM



Vegetation

Forest Land

There are several distinct forest types in Wilbraham, but almost the entire town exhibits second growth forest in various stages of succession. It is said that Native Americans often burned sections of forest to facilitate their hunting, and much of the land area was cleared for pasture or crops in the early to mid-nineteenth century. (See Appendix E for additional vegetation expected to occur in Wilbraham's forested areas.)

Table 9 Forest Associations

Association	Typical Canopy	Typical Understory	Typical Litter Layer
Upland Deciduous Forest	Red/white oak; gray/paper/black birch; beech, cherry, hickory	Mountain laurel, flowering dogwood	Ground pine, spotted wintergreen, snowberry, wintergreen, ladyslipper
Upland Evergreen Forest	White/red/pitch pine, eastern hemlock	Evergreen saplings, ferns	Spotted wintergreen, needles
Upland Deciduous Evergreen Forest	White/black/red oak, hickory, black birch, sugar maple, cherry, White/red/pitch pine.		
Deciduous Forested Wetland	Swamp white oak; red maple; white, pin/red/black oak; hemlock; gray/yellow birch; Weeping willow, hickory, butternut.	Highbush blueberry, speckle alder, common privet, viburnum, swamp azalea, button bush, swamp loosestrife, poison sumac	Pink lady slipper, trailing arbutis, marsh marigold, skunk cabbage, jack-in-the-pulpit, purple aster, cattails, reed grass.
Evergreen Forested Wetland	Southern white cedar, larch, white pine, black spruce, hemlock, red maple	Swamp azalea, highbush blueberry, sweetgale, wild raisin, speckled alder	Common cattail, sphagnum, pitcher plant, violets, sensitive fern, tussock sedge, cranberry

Rare, Threatened and Endangered Species of Vegetation

The White Cedar Swamp is a very unusual feature that is rarely found this far inland. Protected as conservation land, it consists of a dense, closed canopy of Atlantic White Cedar, with an understory of High Bush Blueberry and Swamp Azalea (along with some poison sumac.) Standing water is typical of the pit and mound topography of this area.

Table 10 Natural Heritage and Endangered Species, Vegetation

Common Name	Species Name	Class	Status
Jefferson Salamander	Ambystoma Jeffersonianum	Amphibian	Special Cor
Blue-Spotted Salamander	Ambystoma laterale	Amphibian	Special Cor
Marbled Salamander	Ambystoma spacum	Amphibian	Threatened

Fisheries and Wildlife

Upland Wildlife

The varied landscape in Wilbraham supports a diverse upland wildlife population. Skunks, woodchucks and possum are typically found in the area, which is also home to the usual small rodents such as squirrels and chipmunks. There are numerous larger mammals in Wilbraham, including coyotes, foxes and deer. As in many suburban communities, the burgeoning deer population has become a nuisance in some parts of town, and it is not unusual to see deer crossing even the busiest roadways in Wilbraham. Residents report that deer are feasting on prized shrubbery during the winter months. An increasing beaver population has also been reported. (A list of species expected to be found in or around Wilbraham can be found in Appendix E.)

Corridors for Wildlife Migration

There are no documented migration corridors in Wilbraham, but residents in the Red Bridge area report migration activity at the Chicopee River impoundment. The electric utility corridor seems to provide a route for Canadian geese. Often heard in the early morning or at sunset, their movement out of the area begins in early August. Deer are sometimes seen crossing Tinkham Road near the game farm and also Main Street.

Rare, Threatened and Endangered Species

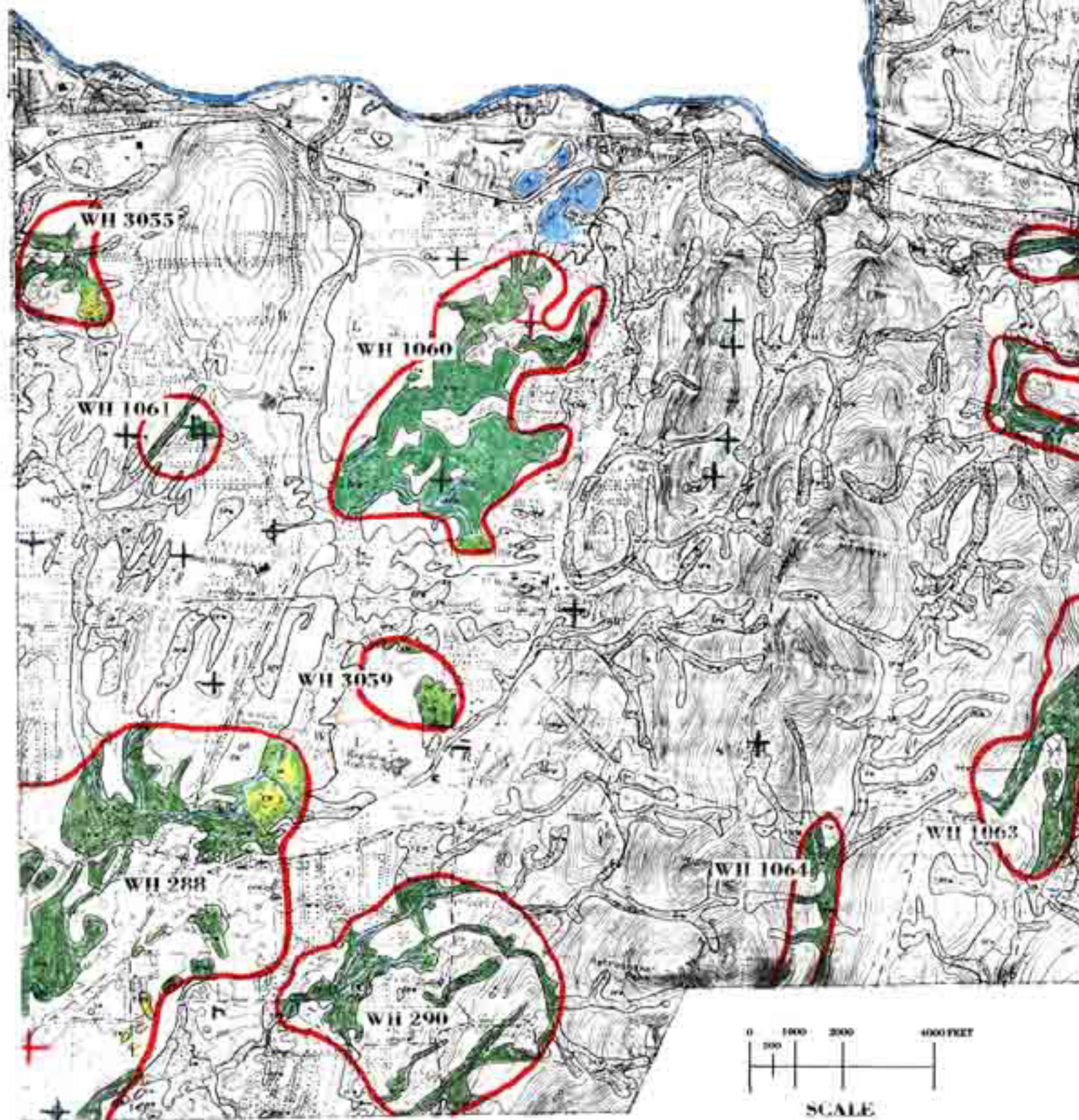
The Conservation Commission has identified several endangered amphibian species in Wilbraham, including the Four-Toed Salamander, Jefferson Salamander and the Eastern Spadefoot Toad. The Spadefoot is an extremely rare species for this part of the country, and a conservation restriction has been placed on the habitat in which it was spotted. Wilbraham habitats that are expected to support endangered species are illustrated on Map 12.

Table 11 Natural Heritage and Endangered Species, Wildlife

Common Name	Species Name	Class	Status
Jefferson Salamander	<i>Ambystoma Jeffersonianum</i>	Amphibian	Special Concern
Blue-Spotted Salamander	<i>Ambystoma laterale</i>	Amphibian	Special Concern
Marbled Salamander	<i>Ambystoma spatum</i>	Amphibian	Threatened
Eastern Worm Snake	<i>Carphophis amoenus</i>	Reptile	Threatened
Spotted Turtle	<i>Clemmys guttata</i>	Reptile	Special Concern
Wood Turtle	<i>Clemmys insculpta</i>	Reptile	Special Concern
Intricate Fairy Shrimp	<i>Eubrachyus intricatus</i>	Crustacean	Special Concern
Four-Toed Salamander	<i>Hemidactylium scutatum</i>	Amphibian	Special Concern
Eastern Spadefoot Toad	<i>Scaphiopus holbrookii</i>	Amphibian	Threatened
Eastern Box Turtle	<i>Terrapene carolina</i>	Reptile	Special Concern



Note: Data taken from Atlas of Estimated Habitats of Rare Wildlife and Vernal Pools; Natural Endangered Species Habitat Program; MA Division of Fisheries & Wildlife, 1997; in combination with Baystate Env. Consultants' Wetlands Map of Wilbraham.



LEGEND

-  WETLAND AREAS WITHIN BOUNDARY OF ESTIMATED RARE SPECIES HABITAT
-  ESTIMATED RARE SPECIES HABITAT
-  CERTIFIED VERNAL POOLS
-  LOCAL STREAM VERNAL POOLS

ESTIMATED RARE WILDLIFE HABITAT OF WILBRAHAM



Scenic Resources and Unique Environments

Scenic Landscapes

The mountain ridge in Wilbraham provides tremendous westerly views. To the east of the ridge, the rolling landscape is quite rural and scenic. There are historical landscapes, mixed farm fields and woodlots in most areas of town. The lowland areas provide views of the Mountainside. Scenic views from the Wilbraham Country Club, Wilbraham Middle School and the old game farm are of particular importance.

Major Characteristic or Unusual Geologic Features

Clearly, the rural beauty of Wilbraham results from the meeting of the town's lowlands and the prominent ridge of the Wilbraham Mountains. (The abrupt contrast between the valley and ridge in Wilbraham is a result of the Great Border Fault.) This north-south trending ridge provides outstanding views from below, and across the Connecticut Valley from above. Individual peaks—such as Rattlesnake Peak, Wigwam Hill, Mount Chapin, Mount Marcy, and Sunset Ridge—rise steeply along the eastern side of Main Street to form the eastern edge of the Connecticut River Valley. Topographic elevations along the ridge range from 640-940 feet above sea level, roughly 650 feet higher than the western valley floor, where elevations range between 230-350 feet above sea level. On a clear summer day, the Holyoke Range and the Berkshire Highlands are easily viewed in a 180-degree western panorama from various vantage points along local roads.

Scenic resources and historic buildings are identified on Map 13.

The White Cedar Swamp In Wilbraham

*The most significant remaining
cedar wetland in the
Connecticut Valley*

(Motzkin 1991)

General Overview

In 1969 the Town of Wilbraham purchased with Self Help Funding 175 acres of land located east from the Wilbraham Middle School, and west from Main Street surrounded on three sides by the Decorie Drive residential area. The Decorie Drive residential area was largely built in the late 1950's on an upland peninsula that juts into the center of the property from the east. Known as the White Cedar Swamp Conservation Area, this purchase included a major central area of the swamp and abutting upland areas on the west. Remaining portions of a much larger wetland system extend outside of this parcel northerly toward Nine Mile Pond and toward and beyond Faculty Street in the south. For the most part the swamp surface elevations are below 250 ft above sea level. Standing water in the swamp flows southerly forming the source of the North Branch of the Mill River, and to a lesser extent northerly and into Nine Mile Pond. The standing water in the swamp is fed from higher terrain along the Wilbraham Mountains east from Main St. Much of the standing water in the swamp represents the local ground water surface in this area of the town.

Uniqueness & Importance to Wilbraham

The White Cedar Swamp is the largest of three known Atlantic White Cedar swamps in Western Massachusetts. A smaller White Cedar swamp exists in Springfield near Bay Street and Boston Road. This wetland is the most inland extent for White Cedar in Massachusetts and perhaps New England. Atlantic White Cedar wetlands are more commonly located near the coast and are found along the Atlantic seaboard from Maine to Florida. The White Cedar Swamp in Wilbraham represents the most significant stand for this type of wetland so far inland, (Motzkin 1991). Portions of the White Cedar Swamp having greater than 25% cover of cedar in the forest canopy comprise roughly 43 acres of the total 59 acres of white cedar swamp in Hampden County. Because of this distinct vegetation and limited distribution across the state of Massachusetts, the White Cedar Swamp in Wilbraham, along with other similar wetlands have been designated as a ***Priority Natural Community for Protection*** in Massachusetts. This designation has been given by the Natural Heritage & Endangered Species Program of the Division of Fisheries & Wildlife for all Atlantic White Cedar wetlands in the state.

Distinguishing Features of the White Cedar Swamp in Wilbraham

Clearly a walk through the swamp offers the traveler a truly unique experience. The casual explorer finds the ground to be a rusty colored peaty brown having extensive pits and mounds which repeat in a random manner across the swamp, (McCollum personal observation). The white cedar tend to grow on the mounds or form new mounds when the trees fall to the forest floor and decompose under water very slowly. The trees have very shallow wide spreading roots. In places the forest floor is covered with lush thick green Sphagnum Moss that can be wrung by hand like a sponge to yield copious amounts of water. In spring the forest floor is dominated by the newly grown large leaves of skunk cabbage and jack-in-the pulpit. In and around this lush green mass one can find bright yellow blossoms of marsh marigold. The pits in the swamp contain standing water in depths ranging from 3 to 4 ft deep which makes it extremely difficult to cross without traveling under frozen conditions. Extreme care should be taken not to grab hold of **poison sumac** shrubs in traversing from mound to mound across the swamp. Scientists believe that the atlantic white cedars have been growing in this area for thousands of years as evidences by the extensive peat/muck deposits found in the wetland, (Slezak 1975) . At a site location east of the south portion of Nine Mile Pond peat/muck deposits range in depth from 15 to 18 ft. The peat deposits in the swamp are saturated and underlain by sand and gravel glacial deposits.

Walking in the swamp the traveler encounters a cool moist and dark environment where it becomes very quiet. The dark green colors of the Hemlock and Cedar dominate a closed forest canopy in places. The cedars are tall, reaching heights of 80 feet with short branches at the upper portions of the tree. The cedars belong to the Cypress Family and have distinct trunks having a twisted peeling cinnamon colored bark. Surface water in the swamp is tea colored as a result of the tannin and lignin in the water resulting from peat decomposition.

The White Cedar Swamp in Wilbraham exists as a large contiguous community of forested wetland and upland areas. In this area a diverse and remarkable number of different plant communities exist in a relatively small area. The heart of the White Cedar Swamp is characterized as an evergreen forested swamp comprised of atlantic white cedar, eastern hemlock, red maple, northern white pine, yellow birch and tamarack, (Slezak 1975 & Motzkin 1991). Certain places in the swamp contain extremely dense almost pure stands of cedar. In places as many as 1,186 trees per acre have been observed, (Slezak 1975). The shrub layer is comprised of dense highbush blueberry thickets along with swamp azalea, winterberry, sweet pepperbush, speckled alder, wild raisin, and **poison sumac**. The herb stratum contains abundant sphagnum moss, goldthread, cinnamon fern, canada mayflower, pink lady' slipper, jack-in-the-pulpit, and dominant skunk cabbage. In and throughout the swamp larger areas of deciduous forested swamp also exist having broad transition zones with the cedar. In localized zones more emergent wetlands are present as marsh or bog areas. Shrub swamps are also intermixed with other wetland communities at this location.

In places, the dark forest canopy gives way to vast open areas of marsh or bog wetland habitat. The contrasting habitats formed between the forested wetland, the shrub wetland, the marsh and bog types provides important wildlife habitat of a diverse assemblage of plants and animals. Open areas contain dominant cedar seedlings for rabbits and mice while white tailed deer prefer the white cedar foliage for winter browse. The White Cedar Swamp contains numerous subtle changes in land surface elevation that gives rise to many different plant communities. During the spring months of March and April the Decorie Drive neighborhood resonates with the loud music of returning ducks, canadian geese, spring peepers, and wood frogs. This is a very special time of year for the swamp as breeding occurs in the water filled pits, and marshy bog areas of the swamp. The White Cedar Swamp has been identified by the Natural Endangered Species Program as containing rare and endangered species habitat.

In the bog areas both northern and southern bog species exist side by side which in itself is an unusual feature for a wetland community. In certain places insectivorous (insect eating) plants such as pitcher-plant *Sarracenia purpurea*, can be found. Other areas exist in the bog areas of the swamp where the ground quakes when a person jumps up and down. This action sends a rippling wave affect across the wetland area in localized areas. A list of the diversity of plant species is contained in Appendix (E).




The White Cedar Swamp and Surrounding Land Use

Atlantic white cedar are very sensitive to any changes in the amount and duration of standing water in the swamp throughout a given year. Although atlantic white cedar requires a natural cycle of wet and dry periods for survival and reproduction, any man induced changes in hydrology or hydroperiod of the swamp could threaten the persistence of the cedar. In addition, any changes in water quality that drains into the swamp that degrade the quality of the water, or increase the nutrients to the point where other tree and shrub species have a competing edge over the cedar can be detrimental to the survival of the cedar. For these reasons, development of peripheral lands held in private ownership should be allowed only with careful consideration of stormwater issues. Also, all residential areas abutting the swamp should exercise caution when applying seasonal fertilizers, herbicides and pesticides to ensure that application rates are in conformance with the manufacturers specifications and EPA guidelines. Over use of these substances ultimately allows the nutrients and chemicals to wash into the swamp from an existing network of storm water drains which are located in each of the residential areas. Other more direct impacts are occurring to the swamp as a result of encroachment with fill or brush disposal, leaves, and debris that takes place at the rear of all existing residences which directly abut the swamp. Over time this chronic encroachment causes a cumulative loss along the edge of the swamp or change in the vegetation toward non cedar species. This activity should be monitored closely by the conservation commission.

The location of the town owned White Cedar Swamp in relation to other large parcels located in the same general area of town provides residents with an unusual potential for multiple use for educational and recreational, (passive & active) activities. Within walking distance west of the swamp the town owns several parcels of land which abut each other and form a corridor for public access. At the western end the Wilbraham Middle School abuts this area. The school serves as a focus point for both educational and recreational activities in this portion of town. In addition, the Wilbraham Soccer Club has been working with the town to construct 5 new soccer fields on the town owned parcel abutting the school on the south. A woods road begins at Stony Hill Road on this parcel which allows residents to travel eastward through a number of town owned parcels and open parcels maintained by Mass Electric for their major transmission lines in town. The transmission lines cut across the town in a north to south direction with an access road for maintenance that interconnects with the woods road from Stony Hill Road, and many other trails and woods road networks. These trails and roads have been established over a period of many years by farmers or others. In places remnant trails can be traced which traverse across the swamp. The woods road from Stony Hill Road continues from the power lines across extensive open hay fields and changes into a trail that leads into the swamp. The road continues further and ends at the western terminus of Decorie Drive. This woods road/trail system provides an important connector for the Stony Hill Road section of town and residents along Main Street north from the village center.



LEGEND

-  SITES OF HISTORIC SIGNIFICANCE
-  HOUSES CONSTRUCTED PRIOR TO 1800S AND VIEWABLE IN 1976
-  DESIGNATED SCENIC ROAD PER WILBRAHAM ZONING BYLAW 11/90

HISTORIC SITES AND SCENIC ROADS OF WILBRAHAM

Environmental Problems

Hazardous waste sites

There are no officially identified hazardous waste sites in Wilbraham. The town organizes periodic hazardous waste collection days, where residents can dispose of household chemicals and other materials that might otherwise be discarded improperly. A “put-and-take” area for household paints is located at the town’s Disposal and Recycling Center.

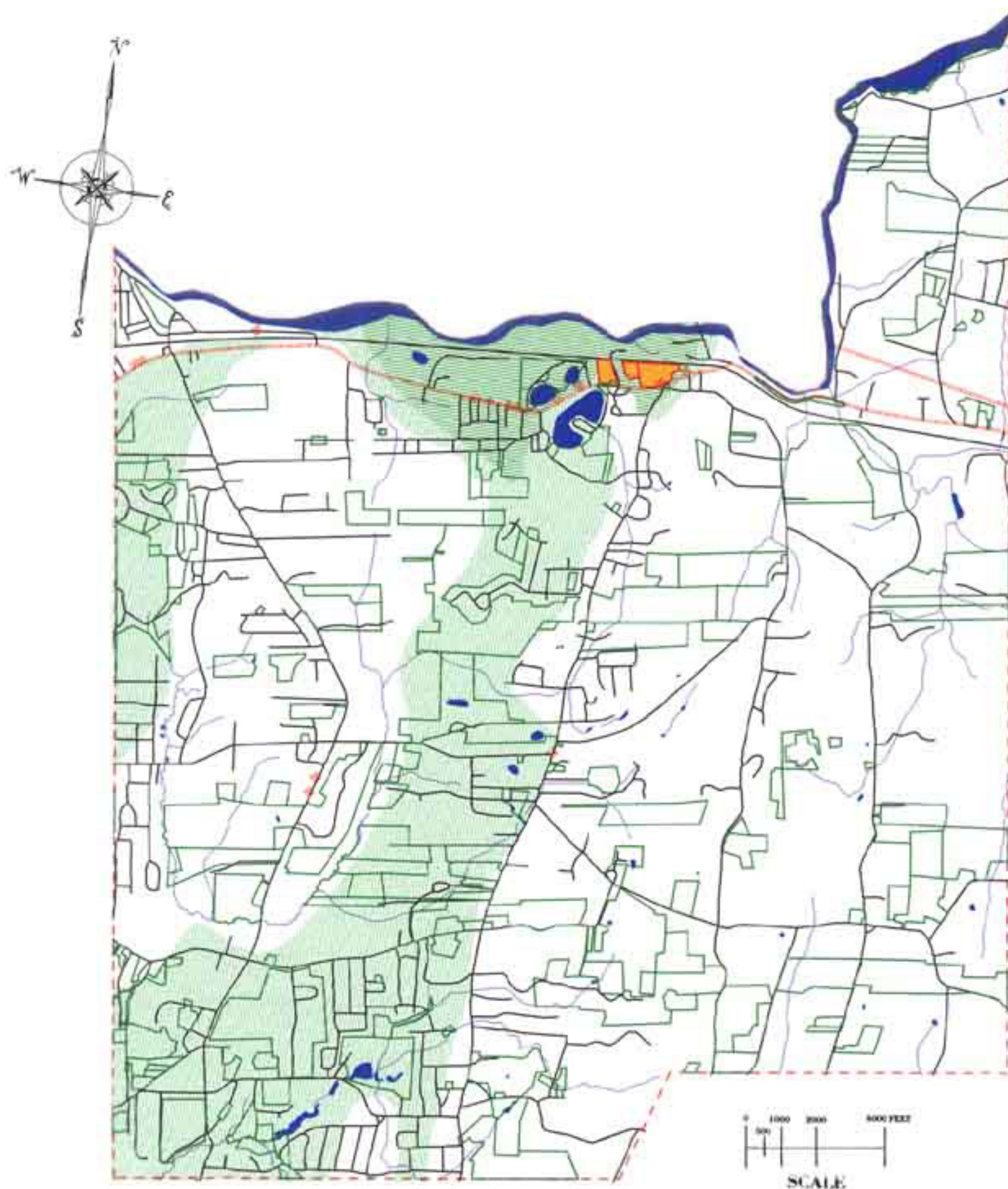
Landfills

The town landfill was closed and capped in 1995. The transfer station and recycling center continue to operate, with residents paying “by-the-bag” for trash disposal. Wilbraham residents consistently earn high marks for recycling efforts. The town participates in a grant program that provides low-cost backyard composting units to town residents.

Non-Point Sources

The traditional suburban lawn characterizes many Wilbraham neighborhoods. Although licensed lawn care services are regulated, individual homeowners are not monitored. Studies have shown a connection between non-point sources of pollution, such as runoff from lawn fertilization, and eutrophication of surface water bodies. It is not known, however, whether lawn treatment programs have contributed to any specific environmental problems in Wilbraham.

Map 14 illustrates aquifer areas in relation to known solid waste facilities and underground storage tanks.



AQUIFER AREAS,
SOLID WASTE FACILITIES,
UNDERGROUND STORAGE TANKS
OF WILBRAHAM

Section 5

Inventory of Lands of Conservation and Recreation Interest

Summary

The open space inventory for the Town of Wilbraham is presented in four overall categories: important places, protected land, semi-protected land, and unprotected land. Although it is a work in progress that will require more detail and regular maintenance, the comprehensive OSRP inventory provides readily available information for town officials and interested residents. The importance of such a guide was established early on in the planning process.

The inventory consists of 460 records, a size not easily presented in a concise fashion. Each parcel in the inventory was entered in one database. Because some parcels are divided into several use codes, landline splits were also entered. In these cases, multiple records with the same street address appear with a grouping field (1 of 2, etc.) To facilitate the sometimes-tedious process of locating parcels, the database was sorted by parcel code and street name for Appendix A. This alphabetical listing contains all parcels and their corresponding map codes, as well as the required land use codes and zoning information.

The first of four tables in Section 5 identifies areas that contribute to town character. Most of these were suggested by survey respondents, who were asked to describe areas of visual, cultural or historical value that contribute to Wilbraham's character or sense of place. Three additional tables in Section 5 correspond to the remaining categories of land, which were further divided by primary use. This report format does not accommodate the printing of all fields for the database; therefore, the tables were customized to present the most pertinent information for each category, including important borders, frontage, scenic interest, recreation potential and historical significance.

The three overall land categories are further illustrated in different colors on separate parcel maps of the same scale as others in this report. Finally in order to present the inventory in a useful and meaningful way a large map was produced from a Mylar that planners can erase and update as needed. A copy of the map is folded and stored in the back pocket of this document. (Inventory data is presently stored on disk in .mdb format.)

Important Places

The resident survey invited respondents to identify areas that contribute to Wilbraham's overall character or sense of place. In some cases, parcel numbers cannot define these areas; therefore, they have been listed separately.

- Scenic views and roads
- Historic structures
- Neighborhoods or sections of town
- Stone walls and hedgerows

Protected Land: 1,260 Acres

The inventory of protected land includes only those parcels with permanent restrictions.

- Town-owned conservation parcels
- State-owned conservation and recreation parcels
- Parcels with conservation restrictions or agricultural preservation restrictions (APR)

Semi-Protected Land: 1,041 Acres

For the purpose of this report, town-owned properties with less than permanent protection are considered semi-protected. By virtue of their current use, it is not likely that these parcels will be developed in the near or distant future; however, they are not officially protected.

- Public school property (Hampden Wilbraham Regional School District)
- Town-owned park and recreation sites
- Municipal land
- Open space zoning land
- Housing Authority property
- Town-owned historical/cultural sites

Unprotected Land: 4,915 Acres

As a starting point for the 1998 Open Space and Recreation Plan, properties of ten acres or more were identified; however, smaller parcels were included in some cases. Additional inventory work will be needed to identify other small but significant parcels. (Section 7, *Analysis of Needs*, lists the criteria by which parcels were considered for inclusion in this inventory.)

- Parcels classified with 1300 codes by the town assessor. (1300; developable; 1310 potentially developable; 1320, non-developable. Multiple properties in close proximity and held by the same owner are listed regardless of size and use code.)
- Chapters 61, 61A and 61B

Important Places

Table 12 Important Places in Wilbraham

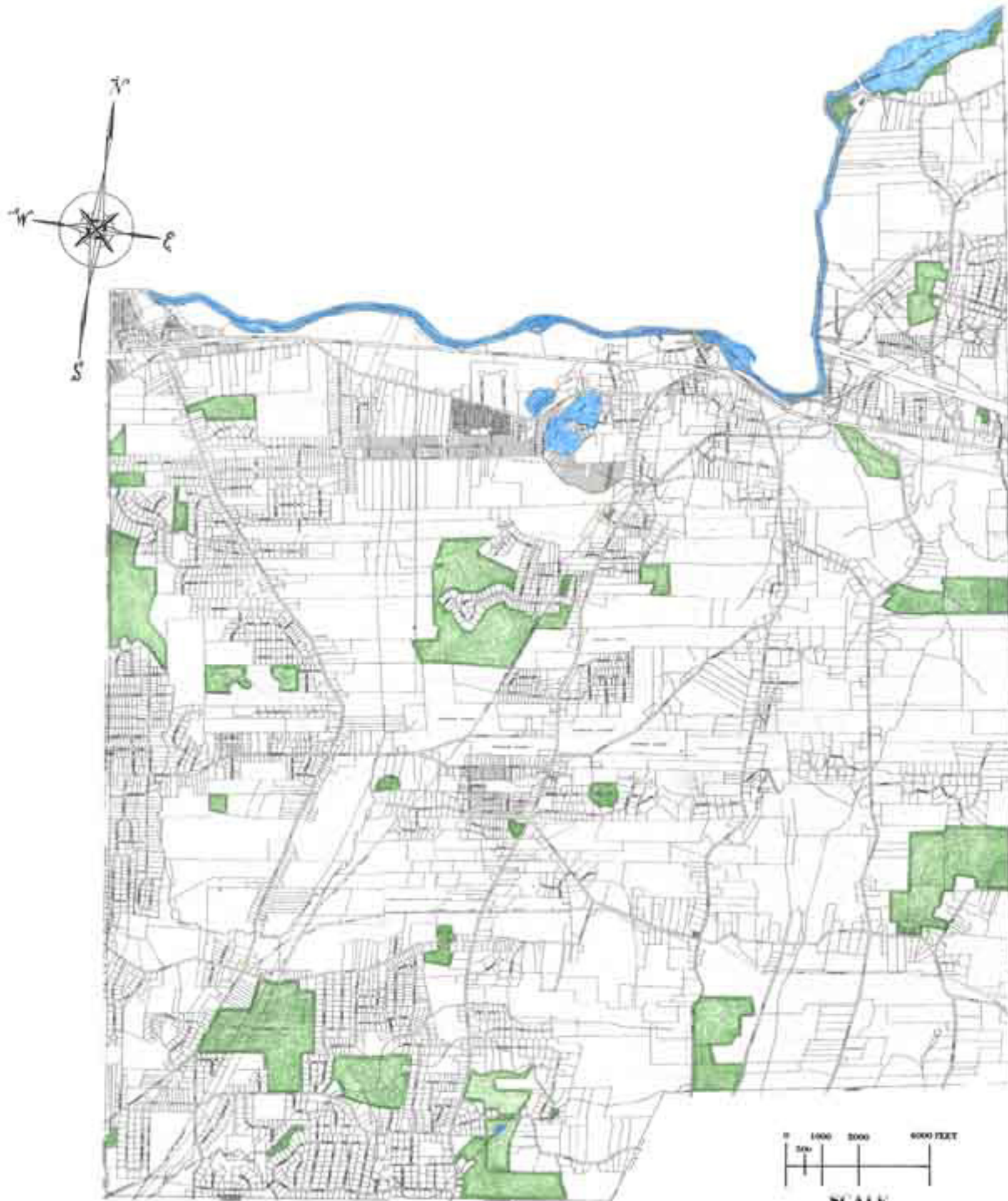
<i>Site Name</i>	<i>Location</i>
Inn at Chilson & Three Rivers	Chilson & Three Rivers Rds.
Stone "pen" (historic)	Chilson Rd
Residential areas on Main St.	Main St.
Merrick Farm	Main St.
Homes and businesses 100+ years	
Wilbraham & Monson Academy campus	Main St.
All Cemeteries	
Rattlesnake Peak	Peak Rd.
Ridge Trail	
Sawmill Pond	Soule Rd.
Chicopee River	
Ridge behind Wilbraham Shops	Boston Rd
Hollow Rd sites	Hollow Rd
Wigwam Hill	Bolles/Upper Tinkham Rd.
Red Bridge Dam	Red Bridge Rd
Fountain Park	Tinkham Rd.
All Churches	
Polish-American Club	Stony Hill Rd.
Village Store	Main Street
Sandstone Quarries	
White Cedar Swamp	West of Decorie Drive.
Wilbraham Children's Museum	Main St/Tinkham
Newbury Line	Marker on Springfield St. (Runs N-S)
Wilbraham mountain	
Crane Park (center green)	Center (Main Street)
Spec Pond	Boston Road
Little Red School House	Springfield Street
Library area	Crane Park Drive
Rice Farm	Main St. (south)
Orchards (all)	
Nine-Mile Pond	Boston Rd
Danforth's field	Maple St./Mt. Rd.
Green Acres Farm	Main St. (south)
Bennett Turkey Farm	Main St
Oak's Farm	Stony Hill Road
Main St residential area	
Collins Mill	Cottage Avenue
Bruer Pond	Main Street
Country Club	Stony Hill Rd
Community Gardens	Monson Rd.
Grange Hall	Main St (center)

										Protected Land	
PrUse	Site Name	Num	Street	Acres	Owner/Manger	Gen OSRP NOTES	PubAcc	RecPot	ADA	MapCode	
61A	Green Acres Fruit Farm	30v	Burleigh Rd	1.00	Swain/Smedberg				-	P08B	
		30v		1.00					-	P08A	
		30v		3.00					-	P08C	
		30v		14.00					-	P08D	
61A	Green Acres Fruit Farm	50v	Burleigh Rd	0.10	Swain/Smedberg				-	P09A	
		50v		1.00					-	P09B	
61A	Green Acres Fruit Farm	868	Main St	4.00	Swain/Smedberg				-	P27C	
		868		35.44		Sloping orchards. ?Precise number acres in APR?			-	P27D	
Total Acres 61A		59.54									
CmWh	Green Acres Fruit Farm	868	Main St	1.00	Swain/Smedberg				-	P27A	
Total Acres CmWh		1									
CnsRst	Spade Foot Toad Habitat	164	E Longmeadow Rd	4.59	Steven Subjek				-	P16	
Total Acres CnsRst		4.59									
Cons	WilbConsTrust	1059	Tinkham Rd	10.55	Wilbraham Cons. Trust					P53	
Total Acres Cons		10.55									
H/C	Woodland Dell Cemetery	17	Woodland Dell Rd	10.00	Woodland Dell Cemetery		Lim		-	P56	
Total Acres H/C		10									
SFH	Green Acres Fruit Farm	868	Main St	1.00	Swain/Smedberg				-	P27B	
Total Acres SFH		1									
Cons		24R	Overlook Dr	1.23	Town, ConComm	new 1998				P59	
Cons		649R	Stony Hill Rd	2.33	Town, ConComm	new 1998				P58	
Cons		32R	Victoria Ln	5.27	Town, ConComm	new 1998, near existing cons land				P57	
Cons	Apple Hill Cons	1	5 Apple Hill Rd	0.71	Town		Y	H		P01	
OSRP Inventory Dec98							Section 5, Inventory Protected Land				
							Page 1 of 4				

PrUse	Site Name	Num	Street	Acres	Owner/Manger	Gen OSRP NOTES	PubAcc	RecPot	ADA	MapCode
Cons	Apple Hill Cons 2	6	Powers Dr	1.00	Town, ConComm		Y			P39
Cons	Bennett's Pond	7	Millbrook Cr	5.70	Town, ConComm		Y	H		P29
Cons	Bruuer Pond	535	Main St	4.50	Town, ConComm	Nature observation, picnics, school field trips. Rest area for cyclists.	Y	H		P26
Cons	Danforth Cons	23V	Danforth Farm Rd	53.39	Town, ConComm	Trail easement, historical significance, scenic views.	Y	H		P12
Cons	Delmor Cons	12	Delmor Ave.	2.37	Town, ConComm		Y			P13
Cons	DipHole Cons	406	Dipping Hole Rd	10.67	Town, ConComm		Y			P14
Cons	DipHole Cons	450	Dipping Hole Rd	10.07	Town, ConComm		Y			P15
Cons	Fox Hill Cons	4	Fox Hill Dr	0.87	Town, ConComm		Y			P17
Cons	Hardwood Hill Cons. Area	188V	Stony Hill Rd	30.00	Town, ConComm	Relatively open second growth hardwood. Gently rolling terrain.	Y	H		P46
Cons	Lake Dr Cons 1	92V	Lake Dr	1.89	Town, ConComm		Y			P23
Cons	Lake Dr Cons 2	94V	Lake Dr	0.93	Town, ConComm		Y			P24
Cons	Mill Pond Conservation Area	143V	Crane Hill Rd	28.40	Town, ConComm		Y	H		P11
Cons	Oak Hollow Estates	20V	Bellows Rd	10.51	Town, ConComm		Y			P02
Cons	Oak Hollow Estates	9R	Victoria Ln	17.02	Town, ConComm		Y			P54
Cons	Oakland Cons	32V	Oakland St.	0.17	Town, ConComm		Y			P34
Cons	Old Spring Hill	20v	Pease St.	13.44	Town, ConComm	Old spring formerly used for lowland water supply. Hillside woodland. View of valley.	Y			P38
Cons	Pesky Sarpent Conservation Area	1004	Main St	69.53	Town, ConComm	Historical significance. Old fields, thickets, hillside woodland.	Y			P28
Cons	Preserve Cons 1	10V	Harness Dr	1.30	Town, ConComm		Y			P21
Cons	Preserve Cons 2	20V	Harness Dr	91.89	Town, ConComm		Y			P22
Cons	Sawmill Pond Conservation Area	215R	Soule Rd	58.95	Town, ConComm	Popular fishing spot in south end, surrounded by subdivisions.	Y	H		P41
Cons	Spfld St Cons 1	109V	Springfield St	4.30	Town, ConComm		Y			P43

PrUse	Site Name	Num	Street	Acres	Owner/Manger	Gen OSRP NOTES	PubAcc	RecPot	ADA	MapCode
Cons	Spfld St Cons 2	230V	Springfield St	6.00	Town, ConComm		Y			P44
Cons	Spfld St Cons 3	355	Springfield St	0.47	Town, ConComm		Y			P42
Cons	Spfld St Cons 4	7V	Springfield St	1.90	Town, ConComm		Y			P45
Cons	StnyHill Cons 1	269V	Stony Hill Rd	5.70	Town, ConComm	also municipal parcel at 269VR	Y	H		P47
Cons	StnyHill Cons 2	492R	Stony Hill Rd	8.00	Town, ConComm		Y			P48
Cons	Sunrise Peak	21v	Peak Rd	4.00	Town, ConComm	Hiking, views. Woodland. Also known as Rattlesnake Peak?	Y	H		P35
Cons	Sunrise Peak	23v	Peak Rd	46.00	Town, ConComm		Y	H		P36
Cons	Sunrise Peak	25v	Peak Rd	20.00	Town, ConComm		Y	H		P37
Cons	Thayer Brook Cons	44V	Bennett Rd	33.05	Town, ConComm	Wilbraham Community Gardens. Trail opportunities, current trails overgrown. Total Thayer Brk: 162.72 Ac	Y	H		P03
Cons	Thayer Brook Cons	56V	Bennett Rd	18.00	Town, ConComm		Y	H		P06
Cons	Thayer Brook Cons	96V	Bennett Rd	63.42	Town, ConComm		Y	H		P04
Cons	Thayer Brook Cons	98V	Bennett Rd	1.64	Town, ConComm		Y	H		P05
Cons	Thayer Brook Cons	700V	Monson Rd	0.94	Town, ConComm		Y	H		P30
Cons	Thayer Brook Cons	718V	Monson Rd	1.05	Town, ConComm		Y	H		P31
Cons	Thayer Brook Cons	722V	Monson Rd	1.00	Town, ConComm		Y	H		P32
Cons	Thayer Brook Cons	90v	Monson Rd	43.62	Town, ConComm	Total Thayer Brook: 162.72 Ac	Y	H		P33
Cons	Towokos Conservation Area	164V	Three Rivers Rd	14.20	Town, ConComm	One of two wooded parcels.	Y			P49
Cons	Towokos Conservation Area	60v	Three Rivers Rd	10.10	Town, ConComm	One of two parcels.	Y			P50
Cons	Twelve Mile Brook Conservation Area	470R	Glendale Rd	60.51	Town, ConComm		Y	H		P20
Cons	Twelve Mile Brook Conservation Area	158	Glendale Rd	15.13	Town, ConComm	Fishing, hiking.	Y	H		P18

PrUse	Site Name	Num	Street	Acres	Owner/Manger	Gen OSRP NOTES	PubAcc	RecPot	ADA	MapCode
Cons H	White Cedar Swamp P10 Conservation Area	9V	Cedar Oak Dr	175.00		Town, ConComm observation. Many trail opportunities. Near WMS, utility corridor.		Cross country skiing.	Nature	Y
Cons	Whitford PI Cons	3R	Whitford PI	6.95	Town, ConComm		Y			P55
Total Acres Cons 963.119										
H/C	Adams Cemetery	153	Tinkham Rd	4.90	Town	School field trips, cemetery walking tour.	Y			P51
H/C	East Wilbraham Cemetery	3244R	Boston Rd	2.88	Town		Y			P07
H/C	Glendale Cemetery	376V	Glendale Rd	2.12	Town		Y			P19
H/C	Old Meeting House	450	Main St	0.53	Town	Museum, open 1st Sunday of month. Renovation underway with grant funds.	Y	H		P25
Total Acres H/C 10.43										
REC	Red Bridge Boat Launch	42	Red Bridge Rd	56.00	Mass. DEM	DEM boat launch. More canoes, rowboats, other non-motorized craft if motorcraft traffic is reduced. Nature observation.	Y	H		P40
REC H	State Game Farm P52	883	Tinkham Rd	144.00		Mass. DFWELE recreation, nature study, trails. Annual Peach Fest, summer concerts. Managed by Wilb. Nature and Cultural Center. Possible rec use of old buildings?		Closed by DFWELE in 1984.	Passive	Y
Total Acres REC 200										
Total Protected Land										1260.229
61, Chapter 61	61A, Chapter 61A	61B, Chapter 61B	Chur, Church	CmWh, Comm. Wholesale	CnsRst, Conserv. Restriction					
Cons, Conservation	Farm	H/C, Historical/Cultural	MltHsg, Multi Unit Housing	Mun, Municipal	OSEase, Open Space Easement					
OSZ, Open Space Zoning	Park	REC, Recreation	School	SFH, Single Family Housing	TXTL Tax Title					
Vac, Vacant	VDev, Vacant Developable	VNonD, Vacant Non Dev.	VPDev, Vacant Potential Dev	WMA, Wilbraham & Monson						



 **PROTECTED OPEN SPACE PARCELS > 10 ACRES**

PROTECTED
LAND

Semi-Protected Land

PriUse	Site Name	Num	Street	Acres	Owner/Manger	Gen OSRP NOTES	PubAcc	RecPot	ADA	MapC
OSEase	Open Space Easement	178	Three Rivers	3.54	Berard, Michael J.				-	S091
Total	OSEase	3.54								
MltHsg	Miles Morgan Housing	12	Miles Morgan Court	5.92	Wilbraham Housing Authority	Off west side of Main Street near MRHS and Bennett's Turkey Farm. Managed by Wilb. Housing Authority. Walk to Bruuer Pond, center. Bus stop.				S065
MltHsg	Pines School building	88	Stony Hill Rd	6.58	Wilbraham Housing Authority	Also known as Wilbraham Community Center, or Senior Center. Council on aging offices. Multi-use building consists of old Pines school and additions. Senior housing, preschool, community center. Small all-purpose room/gym at max capacity. Playground and small soccer field in rear. Adjacent to Polish American Vets field. Near Chicopee River.	Y	H		S081
Total	MltHsg	12.5								
Mun		32	Bartlett Ave.	3.00	Town					S004
Mun		28	Bartlett Court	1.91	Town, Water Dept					S005
Mun		30	Bartlett Court	3.02	Town, Water Dept					S006
Mun		2690	Boston Rd	8.58	Town					S011
Mun		2960	Boston Rd	8.00	Town					S016
Mun		3232	Boston Rd	6.93	Town					S017
Mun		68	Brainard Rd	69.80	Town					S020
Mun		16	Brookmont Dr	0.03	Town, Water Dept					S023
Mun		3	Caldwell Dr	0.55	Town					S024
Mun		3	Cottage Ave.	0.25	Town, Water Dept					S031
Mun		143	Crane Hill Rd	28.00	Town					S032
Mun		8V	Delmor Ave.	0.16	Town					S035
Mun		110V	Faculty St.	0.07	Town					S043
Mun		9	Katie St.	0.48	Town					S050
Mun		30V	Leemond St.	6.60	Town					S052
Mun		5v	Maplewood St	0.03	Town	plus 3vr OSZ				S063
Mun		1v	Monson Rd	0.20	Town					S066

PriUse	Site Name	Num	Street	Acres	Owner/Manger	Gen OSRP NOTES	PubAcc	RecPot	ADA	MapC
Mun		260V	Ridge Rd	11.40	Town					S074
Mun		269VR	Stony Hill Rd	2.90	Town	Near conservation land.				S086
Mun		540	Stony Hill Rd	61.22	Town					S083
Mun		828	Tinkham Rd	0.57	Town					S099
Mun	Disposal & Recycling Center (closed landfill)	2720	Boston Rd	16.00	Town, DPW	Town landfill closed and capped in 1995. Athletic field built into closure plan. Area was once a baseball field known as Grassy Hollow.	Y	H		S012
Mun	Disposal and Recycling Center (closed landfill)	51v	Railroad Ave.	5.12	Town, DPW		Y			S073
Mun	DPW Yard	2721	Boston Rd	2.25	Town, DPW					S013
Mun	E Heffner Bird Sanc	147	E Longmeadow Rd	5.00	Town	Need history and deed information on this group of parcels (this is 1 of 5.)	Y			S040
Mun	E Heffner Bird Sanc	40V	E Longmeadow Rd	3.28	Town		Y			S041
Mun	E Heffner Bird Sanc	55V	E Longmeadow Rd	1.23	Town		Y			S042
Mun	E Heffner Bird Sanc	63	E Longmeadow Rd	1.40	Town		Y			S038
Mun	E Heffner Bird Sanc	79	E Longmeadow Rd	1.96	Town	(house on this lot)	Y			S039
Mun	Fire Station	2770	Boston Rd	1.50	Town, Fire Dept.	Near landfill/disposal and recycling center. Historical note: 1960s air raid shelter between station and landfill area.				S014
Mun	Fire Station	6	Woodland Dell Rd	0.51	Town, Fire Dept.					S105
Mun	Former Perry Barn	6	Maple St	0.16	Town					S061
Mun	Future street	22A	Tinkham Glen	0.24	Town					S094

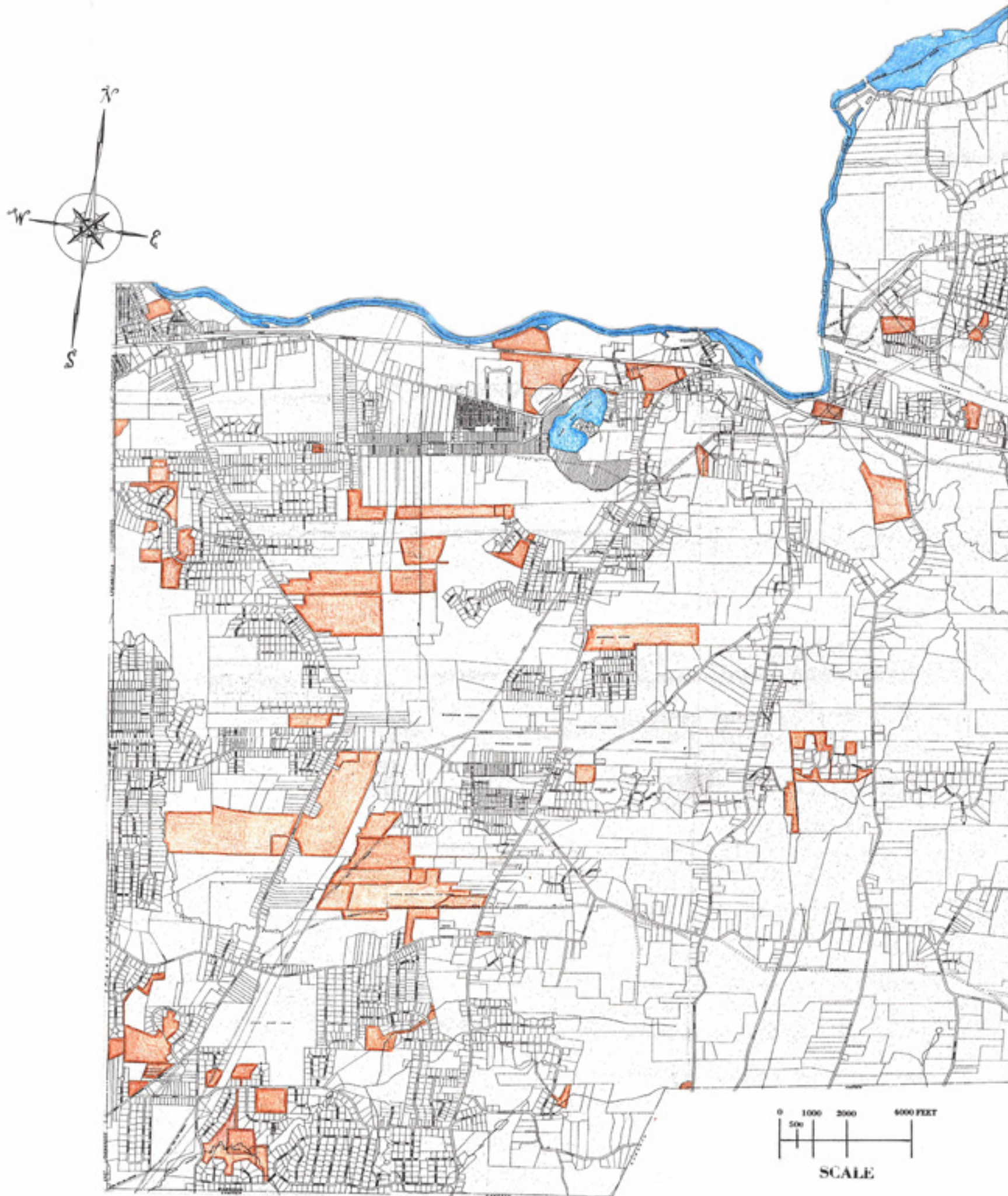
PriUse	Site Name	Num	Street	Acres	Owner/Manger	Gen OSRP NOTES	PubAcc	RecPot	ADA	MapC
Mun	Little Red School House	28	Springfield St	0.78	Town	Historic building, multi-use. Home of Wilbraham cable access TV. Storage for Rec and other departments. Near center.	Y	H		S079
Mun	Old library land	2774	Boston Rd	0.50	Town		Y			S015
Mun	Police Station	16	Main St	0.75	Town, Police					S053
Mun	Pump station	11A	McIntosh Dr	0.02	Town, Water Dept					S064
Mun	Pump station	56	River Rd	0.92	Town, Water Dept					S075
Mun	Sewage Treatment Plant	2480R	Boston Rd	24.40	Town					S018
Mun	Town Office Building	240	Springfield St	4.81	Town	Park-like setting, could be pocket park or picnic area on trail system. Near utility corridor and golf course. Near busy intersection of Stony Hill and Springfield St.	Y	H		S080
Total	Mun	284.53								
OSZ	Apple Hill OSZ	7	Apple Hill Rd	3.96	Town	also conservation land nearby				S003
OSZ	Bonair OSZ	13	Bonair Dr	0.13	Town					S007
OSZ	Brentwood OSZ	29V	Brentwood Dr	13.10	Town					S021
OSZ	Briar Cliff OSZ	14	Briar Cliff Dr	0.68	Town					S022
OSZ	Captain OSZ 1	12V	Captain Rd	9.70	Town					S026
OSZ	Captain OSZ 2	7	Captain Rd	0.90	Town					S025
OSZ	Centerwood OSZ	7R	Centerwood Dr	3.89	Town					S027
OSZ	Deer Run OSZ	16	Deer Run Dr	12.38	Town					S034
OSZ	Dipping Hole OSZ 1	445	Dipping Hole Rd	2.00	Town					S036
OSZ	Dipping Hole OSZ 2	449	Dipping Hole Rd	14.99	Town					S046
OSZ	Hitchcock OSZ	9V	Hitchcock Rd	10.51	Town, ConComm		Y			S048
OSZ	Indian Ridge OSZ 1	1V	Algonquin Dr	0.16	Town					S002
OSZ	Indian Ridge OSZ 2	2	Algonquin Dr	17.76	Town					S001

PriUse	Site Name	Num	Street	Acres	Owner/Manger	Gen OSRP NOTES	PubAcc	RecPot ADA	MapC
OSZ	Indian Ridge OSZ 3	1	Iroquois Ln	2.48	Town				S049
OSZ	Ladd OSZ	10	Ladd Ln	1.38	Town				S051
OSZ	Maplewood	3VR	Maplewood Dr	10.31	Town				S062
OSZ	Oakland OSZ	65v	Oakland St.	3.40	Town				S067
OSZ	Oldwood OSZ	13AV	Oldwood Rd	7.32	Town				S068
OSZ	Pearl OSZ	12v	Pearl Dr	0.32	Town				S069
OSZ	Pheasant Farm OSZ	8v	Pheasant Farm Rd	6.06	Town				S070
OSZ	Pleasant View OSZ	45v	Pleasant View Rd	5.70	Town				S071
OSZ	Primrose OSZ	17v	Primrose Ln	5.93	Town				S072
OSZ	Soule OSZ	257v	Soule Rd	10.37	Town				S077
OSZ	Southwood OSZ	4V	Southwood Dr	28.43	Town				S078
OSZ	Stony Hill OSZ 1	810v	Stony Hill Rd	8.07	Town				S087
OSZ	Stony Hill OSZ 2	813v	Stony Hill Rd	8.00	Town				S088
OSZ	Sunnyside OSZ	23V	Sunnyside Terrace	2.34	Town				S089
OSZ	Surrey OSZ	8R	Surrey Ln	5.00	Town				S090
OSZ	Three Rivers OSZ	174R	Three Rivers	1.19	Town				S092
OSZ	Tinkham OSZ 1	13	Tinkham Rd	0.12	Town				S096
OSZ	Tinkham OSZ 2	17	Tinkham Rd	2.94	Town				S097
OSZ	Tinkham OSZ 3	27	Tinkham Rd	3.88	Town				S098
OSZ	TinkhamGl OSZ 1	12V	Tinkham Glen	0.20	Town				S093
OSZ	TinkhamGl OSZ 2	27V	Tinkham Glen	4.61	Town				S095
OSZ	Waldenwoods Estates OSZ 1	14	Warren Rd	2.31	Town				S101

PriUse	Site Name	Num	Street	Acres	Owner/Manger	Gen OSRP NOTES	PubAcc	RecPot	ADA	MapC
OSZ	Waldenwoods Estates OSZ 2	15	Warren Rd	2.69	Town					S102
OSZ	Whitford OSZ	11V	Whitford Pl	0.66	Town					S103
OSZ	Winterberry OSZ	19	Winterberry Dr	11.46	Town					S104
Total	OSZ	225.33								
Park	Collins Memorial Park	2V	Main St	0.12	Town		Y			S059
Park	Crane Park	322	Main St	0.77	Town		Y	H		S055
Park	Glendale Memorial Park	377V	Glendale Rd	0.12	Town		Y			S047
Park	Knox Trail Park	2671	Boston Rd	0.72	Town		Y			S010
Total	Park	1.73								
REC	Brainard Park	230	Manchonis Rd Ext.	1.63	Town, Rec. Dept.	Recently improved after unused utility poles were removed. Field sports practice for 6-8 year olds. Picnics. Improved parking lot. Playground area ADA compliant. Picnic tables. Densely populated Brainard Road area.	Y	H	Y	S060
REC	Country Club of Wilbraham	859	Stony Hill Rd	170.19	Town, Cntry Club of Wilb.	Nine-hole golf course, driving range, clubhouse. Land available for additional nine holes, plans still under study. Near utility corridor, town office. Views of mountain.	Lim	H		S085
REC	Nine Mile Pond Beach	2667	Boston Rd	0.44	Town	Limited swimming and boating. Small beach area on Boston Rd. Small "Knox Trail" park nearby.	Y			S009
REC	Spec Pond	2540	Boston Rd	28.00	Town, Rec. Dept	New all-purpose field under renovation/irrigation program. Recent improvements: bathhouse renov., roof. Adjacent town open space, comm. zone. Many improvements result of public/priv collaboration. "Friends of Recreation" support. Beach, paddleboats. Basketball courts, summer day camp. Playscape, picnic area.	Y	H	Y	S008
REC	Spec Pond	2540V	Boston Rd	10.40	Town, Rec. Dept.		Y	H		S019

PriUse	Site Name	Num	Street	Acres	Owner/Manger	Gen OSRP NOTES	PubAcc	RecPot	ADA	MapC
REC	Wilbraham Children's Museum	678	Main St	1.20	Town	Outdoor playground for young children. Parking area improved. Inside: hands-on exhibits for young children. Birthday parties, picnics. Building of historic significance--old school house. Near Merrick Farm, Adams Cemetery, MRHS.	Y	H		S058
REC	Wilbraham Public Library	25 I	Crane Park Dr	6.04	Town, Lib. Trustees	General circulation, special programs. Shaded benches near back entrance. Overlooks Crane Park and old post office. "Friends of the Library" support.	Y	H		S033
Total	REC	217.9								
School	Memorial School	318	Main St	40.00	Town, HWRSD	T-ball, football, baseball on lower fields. Elementary school playground. Very small all-purpose room/gym with small stage. Trail opportunities. Scenic location on mountainside. Large vernal pond on property. Near Old Spring Hill Cons. Area. Walk to center.	Y	H		S054
School	Mile Tree School	625	Main St	8.84	Town, HWRSD	Large, fenced in area at corner of Main St. and access road to MRHS. Soccer/baseball field managed by MRHS athletic dept. Small elementary school playground, small all-purpose room with stage. Abuts Merrick Farm, near Bennett Turkey Farm. Fall, 98: renovations underway.	Y	H		S057
School	MRHS	22	Church Ln	7.00	HWRSD		Y	H		S028
School	MRHS	29V	Church Ln	13.75	HWRSD		Y	H		S029
School	MRHS	35V	Church Ln	18.00	HWRSD	Regional high school. Athletic facilities, limited use by town rec and other sport programs. Two gyms, one pool, weight room. Auditorium at max. capacity. Meeting rooms. Near utility corridor, other public land.	Y	H		S030
School	MRHS	3V	Federal Ln	22.00	HWRSD		Y	H		S044
School	MRHS	5V	Federal Ln	38.76	HWRSD		Y	H		S045
School	MRHS	621	Main St	46.27	HWRSD		Y	H		S056
School	MRHS	1040	Tinkham Rd	13.25	HWRSD		Y	H		S100

PriUse	Site Name	Num	Street	Acres	Owner/Manger	Gen OSRP NOTES	PubAcc	RecPot	ADA	MapC
School	Soule Road School	300	Soule Rd	13.50	Town, HWRSD	Currently grades 3-5. Old basketball hoops in parking lot. Back fields under renovation, fall 98. Across from south side of game farm, near Sawmill and Bennett's ponds. Small all-purpose room with stage. Very small gym.	Y	H		S076
School	Stony Hill School	675	Stony Hill Rd	11.42	Town, HWRSD	Recently called back to HWRSD service after long-term lease to private school. Under renovations. Very small gym, soccer field in rear. Home of new Seavey Memorial Playground, dedicated spring, 98. Close to utility corridor and golf course, but near busy intersection of Stony Hill	Y	H		S084
School	Wilbraham Middle School	492	Stony Hill Rd	63.12	Town, HWRSD	Grades 6-8. Views of mountain. Soccer/baseball fields, old tennis courts. Auditorium at max. capacity, used by Wilb. Summer Youth Theater. Good size gymnasium. Adjacent to vacant municipal land where soccer club has developed fields. Near Cedar Swamp conservation land and utility corridor. High recreation potential in this area.	Y	H		S082
Total	School	295.91								
Total Acres Semi-Protected Land										1041.44
61, Chapter 61	61A, Chapter 61A	61B, Chapter 61B	Chur, Church	CmWh, Comm. Wholesale	CnsRst, Conserv. Restriction					
Cons, Conservation	Farm	H/C, Historical/Cultural	MltHsg, Multi Unit Housing	Mun, Municipal	OSEase, Open Space Easement					
OSZ, Open Space Zoning	Park	REC, Recreation	School	SFH, Single Family Housing	TXTL Tax Title					
Vac, Vacant	VDev, Vacant Developable	VNonD, Vacant Non Dev.	VPDev, Vacant Potential Dev	WMA, Wilbraham & Monson						



 SEMI-PROTECTED OPEN SPACE PARCELS > 10 ACRES

SEMI-PROTECTED
LAND

PriUseSite Name	Group	Num	Street	Acres	Owner/Manger	Gen OSRP NOTES	Unprotected Land			
							PubAcc	RecPot	Priorit	MapCod
61	1of4	60	Chilson Rd	25.37	O'Brien, Carol A	Borders Chicopee River.				U020D
61	1of2	236	Monson Rd	3.47	Emirzian, Karen L.	check current ownership and use on this parcel				U104B
	1of2	236	Monson Rd	1.00						U104A
61	1of2	240	Monson Rd	3.67	Emirzian, Karen L.					U105B
	1of2	240	Monson Rd	1.00						U105A
61	1of2	242	Monson Rd	3.87	Emirzian, Karen L.					U106B
	1of2	242	Monson Rd	1.00						U106A
61	1of3	351	Mountain Rd	44.39	Haynes, Donald	Stream, wetlands. Views to west from top. Hiking, nature study. Borders Memorial School property.	H		H	U117C
	1of3	351	Mountain Rd	4.00						U117B
	1of3	351	Mountain Rd	1.00						U117A
61		750	Ridge Rd	0.79	Rapisarda, Robert V					U138
61		756	Ridge Rd	10.60	Rapisarda, Robert V					U139
Total Acres	61	100.16								
61A		89	Burleigh Rd	4.79	Pearson, Douglas and Pamela	also 1 acre SFH, code 1010			H	U016
61A	1of4	1063	Glendale Rd	24.00	Pajak, Michael D.	946 ft frontage on Glendale, 1360 on Hollow Rd. Working dairy farm with meadows and tillage. Scenic view of ridge. Farm activities, 10 acres cultivated, 15 pasture/meadow. State significant farmland. Owner seeking APR status. Current 61A. Town should work with owner.				U057D
	1of4	1063	Glendale Rd	21.78					H	U057C
	1of4	1063	Glendale Rd	3.22						U057B
61A	1of5	768	Glendale Rd	12.00	Nordin, Robert J. Sr					U048E
	1of5	768	Glendale Rd	9.39						U048D
	1of5	768	Glendale Rd	2.61						U048C
61A	1of3	802	Glendale Rd	11.75	Pepin, Dorothy L.	456 ft frontage				U049C
	1of3	802	Glendale Rd	4.00						U049B
61A	1of2	6	Hitching Post Ln	6.00	Toole, Brian Hugh					U066B
	1of2	6	Hitching Post Ln	1.50						U066A
61A	1of5	288	Main St	15.50	Maclean, Mary Ellen					U074D
	1of5	288	Main St	8.00						U074C
	1of5	288	Main St	6.00						U074B
	1of5	288	Main St	1.50						U074A

PriUseSite Name	Group	Num	Street	Acres	Owner/Manger	Gen OSRP NOTES	PubAcc	RecPot	Priorit	MapCod
61A	1of2	182	Monson Rd	4.00	Emirzian, Karen L.					U102B
	1of2	182	Monson Rd	2.00						U102A
61A	1of4	782	Monson Rd	46.00	Smith, Denny/Cynthia	Farm				U110D
	1of4	782	Monson Rd	27.36		Wetlands, pond. Owner seeking to place restrictive covenant on property. As of fall,1998, the documentation is with the State. Could form keystone for other open space in the area.			H	U110C
	1of4	782	Monson Rd	4.00						U110B
61A	1of4	459	Mountain Rd	8.00	Dollar, Brian A					U119B
	1of4	459	Mountain Rd	5.00						U119C
	1of4	459	Mountain Rd	3.00						U119D
61A	1of3	15	Peak Rd	7.00	Charkoudian Fam. Trust					U121C
	1of3	15	Peak Rd	4.00						U121B
	1of3	15	Peak Rd	0.60						U121A
61A	1of5	690v	Stony Hill Rd	6.00	Biaco, Louis J					U172D
	1of5	690v	Stony Hill Rd	4.00						U172C
	1of5	690v	Stony Hill Rd	1.00						U172A
	1of5	690v	Stony Hill Rd	1.00						U172B
61A	1of5	12	Washington Rd	10.00	McDonald, Alton D	Open fields, meadows				U188E
	1of5	12	Washington Rd	5.00						U188C
	1of5	12	Washington Rd	4.00						U188B
	1of5	12	Washington Rd	1.00						U188A
61A	1of2	84	Washington Rd	4.00	Going, Deborah					U189B
	1of2	84	Washington Rd	4.00						U189A
61A Bennett Farm	1of6	599	Main St	5.50	Bennett Turkey Farm	Borders MRHS			H	U084F
	1of6	599	Main St	4.00						U084E
	1of6	599	Main St	4.00						U084D

PriUseSite Name	Group	Num	Street	Acres	Owner/Manger	Gen OSRP NOTES	PubAcc	RecPot	Priorit	MapCod
61A Bennett/Tinkham	1of6	186	Tinkham Rd	37.69	Bennett Turkey Farm	East of Main Street. Significant parcel half way up the ridge. Views and open fields. Connects to Rice orchards. Frontage on Tinkham. Meadow, farm building. Cleared fields, views of mountain.			H	U180F
	1of6	186	Tinkham Rd	25.00					H	U180E
	1of6	186	Tinkham Rd	15.00						U180D
	1of6	186	Tinkham Rd	7.31		listed with total of 90 acres of 7160 (61A)				U180C
	1of6	186	Tinkham Rd	4.00						U180B
	1of6	186	Tinkham Rd	1.00						U180A
61A Clark/Raschila 875SHR	1of3	875	Stony Hill Rd	14.00	Clark/Raschila					U164B
	1o3	875	Stony Hill Rd	14.00	Clark & Raschila	Wetlands. Critical parcel for Mill River environmental area. Historic farmstead with outbuilding. Scenic fields, views of mountain. Horseback riding, walking trails. Possible state significant farmland. Development of additional 9 holes on adjacent golf course could encourage development. High preservation priority.			H	U163A
61A Clark/Raschila 884SHR	1of4	884	Stony Hill Rd	8.00	Clark & Raschila					U166D
	1of4	884	Stony Hill Rd	6.00						U166C
	1of4	884	Stony Hill Rd	4.00		Wetlands, stream, 50 ft frontage on Stony Hill Rd. Borders golf course?			H	U166B
	1of4	884	Stony Hill Rd	1.00						U166A
61A Merrick Farm East Side	1of3	658	Main St	44.70	Merrick, Lleylen S., Trustee	Wetlands, streams, vernal pond. Provides some field view but elevation increases with visual potential towards east. Hiking, nature study. Parcel is mainly undeveloped. Could be partially developed with little or no impact to town character. Other side of Main St from historic farmstead. Borders Children's Museum property. State significant farmland.		H	H	U086C
	1of3	658	Main St	0.50						U086A

PriUseSite Name	Group	Num	Street	Acres	Owner/Manger	Gen OSRP NOTES	PubAcc	RecPot	Priorit	MapCod
61A Merrick Farm West Side	1of4	651	Main St	66.21	Merrick, Lleyllen S., Trustee	Historic farm, landmark house. Sets view around Tinkham/Main area. Agricultural vistas, views of ridgeline. Possible farm museum. Highest priority for acquisition or other major protective effort. Borders MRHS, Adams Cemetery. No wetlands on Merrick's west side of Main St.		H	H	U085D
	1of4	651	Main St	14.65						U085C
	1of4	651	Main St	9.93						U085B
61A Rice/East	1of6	757v	Main St	52.00	Rice, Winnifred S./Jesse L. Trustees					U090E
	1of6	757v	Main St	40.10						U090D
	1of6	757v	Main St	10.00						U090C
61A Rice/West	1of6	757	Main St	6.00	Rice, Winnifred S./Jesse L. Trustees					U087E
	1of6	757	Main St	1.13						U087C
61A Stakosa Estate	1of6	284	Three Rivers Rd	45.00	Stakosa, Chester, Estate of	Wetlands, historic farm with cleared fields, stone walls, etc. Views. State significant farmland. Proposed for development several times. Frontage 495 feet?				U176F
	1of6	284	Three Rivers Rd	6.07						U176D
	1of6	284	Three Rivers Rd	5.00						U176C
	1of6	284	Three Rivers Rd	4.00						U176B
	1of6	284	Three Rivers Rd	1.00						U176A
Total Acres 61A		739.79								
61B	1of2	110	Chilson Rd	4.70	Tomkiel, Philip					U024B
	1of2	110	Chilson Rd	3.30						U024A
61B	1of2	80	Chilson Rd	6.10	Feeney, Francis/Jeanne					U022B
	1of2	80	Chilson Rd	4.00		plus 1 acre 1010				U022A
61B	1of2	90	Chilson Rd	5.70	Nacewicz, Richard F.					U023B
	1of2	90	Chilson Rd	3.30						U023A
61B	1of3	1127	Glendale Rd	4.00	Knapczyk, Edna					U059C
	1of3	1127	Glendale Rd	1.00						U059B
61B	1of2	1129	Glendale Rd	2.53	Knapczyk, Edna					U060B
	1of2	1129	Glendale Rd	1.00						U060A
61B	1of2	1148	Glendale Rd	7.60	Morin, James R. Sr.					U061B
	1of2	1148	Glendale Rd	4.00						U061A

PriUseSite Name	Group	Num	Street	Acres	Owner/Manger	Gen OSRP NOTES	PubAcc	RecPot	Priorit	MapCod
61B	1of3	452v	Monson Rd	30.78	Wesolowski, John M	Wetlands, stream. Climbs the ridge, views. Ridgeline trail may pass through.		H	H	U112C
	1of3	452v	Monson Rd	4.00						U112B
	1of3	452v	Monson Rd	1.00		plus #450				U112A
61B	1of3	1329	Tinkham Rd	4.00	Rice, Wayne N					U184B
	1of3	1329	Tinkham Rd	1.24						U184A
61B Merrick/Brookmont	1of3	40v	Brookmont Dr	34.80	Merrick, Lleyllen S., Trustee	Views, potential hillside degradation.				U014C
	1of3	40v	Brookmont Dr	4.00						U014B
	1of3	40v	Brookmont Dr	1.00						U014A
61B Merrick/Peak	1of3	26	Peak Rd	4.80	Merrick, Lleyllen S., Trustee				H	U125C
	1of3	26	Peak Rd	4.00					H	U125B
	1of3	26	Peak Rd	1.00					H	U125A
61B Merrick/Peak	1of3	28	Peak Rd	19.80	Merrick, Lleyllen S., Trustee				H	U126C
	1of3	28	Peak Rd	4.00					H	U126B
	1of3	28	Peak Rd	1.00					H	U126A
61B Rice/East	1of6	757v	Main St	114.00	Rice, Winnifred S./Jesse L. Trustees				H	U090F
	1of6	757v	Main St	4.00		nature				U090B
61B Rice/West	1of6	757	Main St	28.00	Rice, Winnifred S./Jesse L. Trustees	Wet meadow. Part of parcel divided in 1997 for one to three houses on meadow areas. Remainder extremely wet. Frontage on Main St. significant. Informal "cut-through" path carved out by children on bicycles--property connects Main Street to the end of Sawmill Drive. Near recent drainage control project.			H	U087F
	1of6	757	Main St	3.00						U087D
Total Acres 61B		311.65								
Chur Christ the King Church		758	Main St	4.32	Christ the King Lutheran	Across from Rice Farm store, important scenic				U088
Chur Church of Epiphany		20	Highland Ave	20.50	Epiphany, Church of	Remainder of undeveloped land is important buffer for Mill River watershed. Vernal ponds, wetlands. Former quarries on site. Some trails. Not likely to be developed, but not protected. (Also owns lots on Devonshire.) Borders Stony Hill School.	Lim			U064
Chur Glendale United Methodist Church		940	Glendale Rd	2.70	Glendale United Meth	Mountain area.				U054

PriUseSite Name	Group	Num	Street	Acres	Owner/Manger	Gen OSRP NOTES	PubAcc	RecPot	Priorit	MapCod
Chur Grace Union Church		8	Chapel St	7.47	Grace Union Church	Historic north Wilbraham area.	Lim			U019
Chur St. Cecilia's Church and grounds		42	Main St	8.18	Roman Catholic Bishop of Spfld., St. Cecilia's	N. Main, near Boston road, visual impact.	Lim			U072
Chur WUC church and grounds		500	Main St	3.50	Wilbraham United Church	Visual impact, significant presence near center of town.	Lim			U083
Total Acres Chur		46.67								
CmWh		821	Ridge Rd	50.27	Trombley, Julia	Residence and adjacent greenhouse. Mostly open land on ridge. Portion of this land proposed for dev. In 1998.			H	U141
CmWh U084C	Bennett Farm	1of6	599	Main St	1.00					Bennett Turkey FarmH
CmWh U087A	Rice/West	1of6	757	Main St	1.00					Rice, Winnifred S./Jesse L.
					Trustees					
Total Acres CmWh		52.27								
Farm Merrick Farm West Side	1of4	651	Main St	7.46	Merrick, Lleyllen S., Trustee	SFH, farm buildings. 2,000 ft frontage on Tinkham. Total acreage split by Tinkham Rd entrance to MRHS.			H	U085A
Farm Oaks Farm		392	Stony Hill Rd	62.20	Corriveau, RR,DR,FF,LF	Important historic farm in middle of town, active farm for centuries. Wetlands bisect the parcel in the eastern half. To develop eastern half, crossing of wetlands required. Scenic views of mountains, open field. Many trails. Cedar Swamp trail in eastern end. State significant farmland. Ten acres meadow, 10 in vegetables, etc. Farm buildings. Borders several town-owned tracts. 525 ft frontage on Stony Hill Rd. Opportunity to add conservation properties, connect public trails and maintain farm area east of wetland areas.		H	H	U152
Total Acres Farm		69.66								
H/C Grange Hall		485	Main St	0.15	Wilbraham Grange	Historic building near center.	Lim		H	U082
Total Acres H/C		0.15								
MltHsg		450	Monson Rd	7.16	Wesolowski, John M	also #452v lots in 61B				U107
MltHsg U150	Wilbraham	269		Stony Hill Rd	38.61	Wilbraham Commons				Federally subsidized housing (100%). 28 family
Commons					Associates	units, 108 for elderly or disabled. Is there an easement or restriction on west side of property? Permanent open space?				
Total Acres MltHsg		45.77								

PriUseSite Name	Group	Num	Street	Acres	Owner/Manger	Gen OSRP NOTES	PubAcc	RecPot	Priorit	MapCod
REC Boy Scout Camp		822	Stony Hill Rd	58.30	Dumas, Joseph(Boy Scouts?)	Wetlands, vernal pond, stream. Current Boy Scout camp with outbuildings. Town investigating site for well potential. Could swap town land for this property.	Lim	H	H	U162
REC Boys Club Camp		4	Pond Rd	11.00	Springfield Boys Club Inc.		Lim			U129
REC Gazebo Park		480	Main St	0.87	Wilbraham United Church	Fairs and sales, wedding photos, picnics. Owned by Wilb. Un. Church. Near center of town, Crane Park.	Lim	H	H	U081
REC Polish American Veterans Building		28	Stony Hill Rd	1.41	Polish American Vets of WW2/ Wilbraham	Club building, pavilion and small athletic field. Abuts Pines Community center. Near Chicopee River and bridge to Ludlow.	Lim	H	H	U149
REC Stony Brook Acres Camp	1of2	1000	Stony Hill Rd	13.94	Wolcott, Frank	Wetlands, stream. Private recreation/sports day camp. Residence and other buildings, game field. 600 feet frontage on Stony Hill Road. Near intersection of Tinkham/Stony Hill. Near game	Lim		H	U169B
REC Tinkham Rd Field		122V	Tinkham Rd	4.79	Roman Catholic Bishop of Spfld., HWRSD	Developable land owned by Catholic Diocese and leased to HWRSD for athletic field. Across from MRHS. Soccer, lacrosse, passive recreation. Fence between field and Tinkham funded by Rec Department and Wilb. Soccer Club. Near Merrick farm area, walk to game farm. Frontage amount?	Y	H	H	U185
Total Acres	REC	90.31								
SFH		236	Burleigh Rd	28.60	Fuller, David M	Slopes. Borders town open space.			H	U018
SFH	1of4	60	Chilson Rd	5.03	O'Brien, Carol A					U020C
	1of4	60	Chilson Rd	4.00						U020B
	1of4	60	Chilson Rd	1.00						U020A
SFH		252	Crane Hill Rd	1.09	Beane, Richard					U032A
SFH	1of4	1063	Glendale Rd	1.00	Pajak, Michael D.				H	U057A
SFH	1of3	1127	Glendale Rd	1.00	Knapczyk, Edna					U059A
SFH	1of4	478	Glendale Rd	1.00	Evans, Shirley					U041A
SFH	1of5	768	Glendale Rd	1.39	Nordin, Robert J. Sr					U048B
	1of5	768	Glendale Rd	1.00		Possible state significant farmland. Open fields and haying meadows on property. Historic farmstead. (Red Gap Farm) Currently operated as farm. Borders?			H	U048A
SFH		949	Glendale Rd	15.29	Joyal, RobertE	597 feet frontage on Glendale				U055

PriUseSite Name	Group	Num	Street	Acres	Owner/Manger	Gen OSRP NOTES	PubAcc	RecPot	Priorit	MapCod
SFH		950	Glendale Rd	11.79	Laramée, Mark T	approx. 1787 feet frontage on Glendale			H	U056
SFH		849	Main St	11.19	Sares, Peter E., Trustee of					U089
SFH	1of4	782	Monson Rd	1.00	Smith, Denny/Cynthia					U110A
SFH	1of4	459	Mountain Rd	2.00	Dollar, Brian A					U119A
SFH		581	Ridge Rd	11.37	Zepke, Roger P.	Slopes. View potential. Minor frontage, behind W&MA parcel.			H	U135
SFH		601	Ridge Rd	12.84	Gomes, Antonio F					U136
SFH		605	Ridge Rd	12.00	Lajzer, Steven J					U137
SFH		11	Ridgewood Rd	11.45	Kelly, Helen C.					U142
SFH	1of2	412	Springfield St	0.46	Soverow, Edna					U146A
SFH		24	Sunset Rock Rd	14.00	Darnley, PatriciaGrochmal	Sunset Ridge environmental area.				U175
SFH	1of3	1329	Tinkham Rd	6.24	Rice, Wayne N					U184C
SFH		123	Beebe Rd	28.00	Skinner, Robert G	700 ft frontage				U005
SFH		35	Beebe Rd	24.00	Leach	Owner? Possible historical/cultural value. Views to the east. Hiking. Single family house already on site. Possible frontage potential. Frontage 455 feet				U002
SFH		51	Beebe Rd	47.00	Skinner, Robert	Extensive wetland bisects property. Possible vernal pools. Single family house on parcel. Owner has sought purchasers, possible interest in conservation restriction. Unlikely hist/cult. View, some elevation. Hiking trails on property away from house. Possible state significant farmland, borders the restricted Denny Smith parcel to the north.			H	U003
SFH		72	Beebe Rd	18.75	Jones, Mildred Mary	550 feet frontage on Beebe				U004
SFH		25	Bennett Rd	47.62	Cloud, Leslie B					U007
SFH		171	Chilson Rd	22.92	Wilcox, Ida	Wetlands on property. Historic farmhouse.			H	U025
SFH	1of4	478	Glendale Rd	1.00	Evans, Shirley					U041B
SFH		494	Glendale Rd	37.50	Ryzewicz, Stephen					U042
SFH		600	Glendale Rd	38.77	Miller, Frederick, Trustee	808 ft frontage				U043

PriUseSite Name	Group	Num	Street	Acres	Owner/Manger	Gen OSRP NOTES	PubAcc	RecPot	Priorit	MapCod
SFH		634	Glendale Rd	61.87	Heiney, Jonathan Gary	460 ft frontage. Wetlands, streams, possible vernal ponds. Possible Indian artifacts. View to the east. Hiking. Many trails throughout from logging activity. Parcel is developable. Once proposed for condominium project.			H	U045
SFH		694	Glendale Rd	33.00	Coons, Gregory	565 ft frontage. Some wetlands. Possible state significant farmland. Fields. Part of parcel was subdivided for "Falcon Heights." Only 15 acres remain, but with some frontage.			H	U046
SFH	1of3	802	Glendale Rd	1.00	Pepin, Dorothy L.					U049A
SFH		846	Glendale Rd	22.51	Greeley, John	590 ft frontage				U052
SFH		863	Glendale Rd	71.66	Samble, Elsie, Estate of	1292 ft frontage. Historic former farm with meadows and tillage. Scenic views of ridge from low areas, hillside view potential. Hiking, nature study, possible rec fields. State significant farmland. Ten acres of cultivated land in corn. Borders town owned Glendale Cemetery.		H	H	U053
SFH		3	Highview Cr	11.20	Pappas, Yvonne	Views from many angles. Single house parcel, but possible subdivision for view property. Includes part of Mt. Marcy peak. Ridgeline Trail passes through.		H	H	U065
SFH		240	Main St	10.00	Gleason, Phyllis, Est of	Part of this land was offered to town, but has not been accepted. Borders Spring Hill Cons. Area.			H	U073
SFH	1of5	288	Main St	32.63	Maclean, Mary Ellen	Wetlands, vernal pond. Land over 550 feet is fragile. Historic homestead and farm ridge view. Hiking, nature study, Stage significant farmland. 12 acres in pasture/meadow. Key parcel for Sunset Ridge area. Logged in 1991/92. Borders Memorial School and cons. property.			H	U074E
SFH		13	Maynard Rd	17.11	Lindsay, Edward	466 ft frontage				U093
SFH		171	Maynard Rd	22.00	Brodecki, Judith A	1380 ft frontage				U094
SFH		280	Maynard Rd	26.60	Woinicki, Peter, Estate of	600 ft frontage. plus .58 acres, 1010				U095
SFH	1of3	46	Monson Rd	0.81	Porter, Harold E.					U100B
SFH		84	Monson Rd	29.70	Trimble, James					U101

PriUseSite Name	Group	Num	Street	Acres	Owner/Manger	Gen OSRP NOTES	PubAcc	RecPot	Priorit	MapCod
SFH		218	Mountain Rd	94.72	Danforth, Wm L/Philip W	Historic farmstead. Scenic open field views, vistas to the northwest. Stream. In process of subdivision, developer has contributed 53.39 acres on top of hill as conservation land.			H	U114
SFH		303	Mountain Rd	40.14	Searles, Carl R.	Stream, wetlands, vernal ponds. Recently logged. Historic house, views to the west from top of ridge. Hiking, nature study. West part of parcel is highly critical Sunset Ridge Habitat with vernal ponds. Recently logged.		H	H	U115
SFH		307	Mountain Rd	45.00	Wallace, Donald T	Stream., wetlands, possible vernal ponds. Historic house views to west from top of ridge. Hiking, nature study. Western portion is critical Sunset Ridge habitat with vernal ponds. Borders Spring Hill Cons. Area.		H	H	U116
SFH		412	Mountain Rd	30.00	Welch, David W.	Wetlands, pond. Views to east from eastern portion. Ridgeline Trail crosses. Possible state significant farmland.		H	H	U118
SFH		16	Peak Rd	69.58	Gaziano, Philip F	2800 ft frontage on Hollow Rd. Wetlands, pond. Possible rare turtle habitat. View to east from portions of property. Open field view. Eastern portion subject of wetland violation 1993-96. Proposed for development in late 80s. Borders Sunrise Peak--could swap pieces on Hollow Road for additions. Extends to Hollow Rd. Possible state significant farmland.			H	U122
SFH	1of2	1000	Stony Hill Rd	0.67	Wolcott, Frank	Goes with Stony Brook Acres Camp.				U169A
SFH		604	Stony Hill Rd	21.60	Kurpaska, Sophie	Wetlands. Mill River runs through. Some farmed areas. Remnants of ditch network from earlier farming days. Views of mountain minimal. Possible state significant farmland. Not largely developable because of wetlands.			H	U158
SFH		664	Stony Hill Rd	16.58	Getchell, Madeline,Est of	Wetlands on eastern portion of parcel. Some open fields. Minimal mountain views. Some trails connect to Stony Hill Road. WMECO uses for access to power lines. Possible state significant farmland. Late owner was interested in some type of restriction. 560 feet frontage on Stony Hill Rd.		H	H	U160
SFH		899	Stony Hill Rd	35.00	Kinney, Allan R	Wetlands, stream,. 150 feet frontage on Stony Hill Rd.			H	U167

PriUseSite Name	Group	Num	Street	Acres	Owner/Manger	Gen OSRP NOTES	PubAcc	RecPot	Priorit	MapCod
SFH		675	Tinkham Rd	31.95	Theocles, Athanasios					U181
SFH		90	Washington Rd	19.22	Lopata, Casimir	Borders town property, frontage 634 feet on Washington Rd				U190
SFH Bennett Farm	1of6	599	Main St	0.69	Bennett Turkey Farm	farm buildings			H	U084B
SFH Clark/Raschila 875SHR	1o3	875	Stony Hill Rd	24.00	Clark & Raschila				H	U163B
SFH Former Dairy		767	Glendale Rd	71.49	Shults, Richard	? 732 ft frontage. Former dairy farm. Wetland and stream, slope. Hiking, nature study. Possible farm museum. Scenic/historic value. State significant farmland. Parcel on market 10/98. Borders Indian Ridge OSZ and town owned parcel. Significant frontage, but development challenges.		H	H	U047
SFH Merrick Farm East Side	1of3	658	Main St	1.00	Merrick, Lleyllen S., Trustee					U086B
SFH Rice/West	1of6	757	Main St	1.00	Rice, Winnifred S./Jesse L. Trustees					U087B
SFH Stakosa Estate	1of6	284	Three Rivers Rd	35.14	Stakosa, Chester, Estate of	Total Stakosa frontage about 495 feet. SFH, farm buildings				U176E
Total Acres SFH		1298.17								
Vac	1of2	18	Bolles Rd	4.00	Johnson, Neal A/Joanne T					U010B
	1of2	18	Bolles Rd	2.31		also one acre SFH, code 1010				U010A
Vac	1of4	478	Glendale Rd	30.00	Evans, Shirley					U041D
	1of4	478	Glendale Rd	3.00						U041C
Vac		478V	Glendale Rd	2.20	Evans, Shirley	near additional land at #478, some 61B				U063
Vac		798	Stony Hill Rd	10.90	Western Mass Electric	Borders game farm and town open space, no frontage		H	H	U161
Vac		180	Crane Hill Rd	31.00	Shapiro, Susan	Parcel was to be subdivided in late 80s. Land is unprotected and extremely vulnerable. Borders on conservation land and has large segment of 12-Mile Brook.		H	H	U031
Vac		19	Peak Rd	19.00	Charkoudian Fam. Trust	Views to west. No protection. Vital exposure to ridge face from valley. Borders Sunrise Peak.			H	U123

PriUseSite Name	Group	Num	Street	Acres	Owner/Manger	Gen OSRP NOTES	PubAcc	RecPot	Priorit	MapCod
Vac		5	Red Bridge Rd	91.00	Western Mass Electric	Chicopee River and related wetlands. Historical dam. Heavily used recreation facility at Red Bridge. Some riverfront property skirts the Red Bridge impoundment. Parcel marked out as narrow strip running to NW Wilbraham.		H	H	U130
Vac Cebula Christmas Tree Farm		450	Stony Hill Rd	35.00	Cebula, Chester	Wetlands on eastern end. Some views of mountain Trails. Good piece for protection in middle of town. Borders town-owned parcels, including Wilb. Mid. School. Stony Hill Rd frontage approx 197 feet. Christmas trees grown on about 10 acres.		H	H	U155
Vac Church of Epiphany		23v	Devonshire Dr	7.30	Epiphany, Church of	also 25				U034
Vac Church of Epiphany		25	Devonshire Dr	0.12	Epiphany, Church of	also 23V				U033
Vac Utility Corridor	1of4+	386	Stony Hill Rd	42.17	Western Mass Electric	Wetlands throughout. Mill River originates on these parcels. Some farmed land under power lines. Views of mountain. Large area, but not highly developable due to power lines, wetlands, lack of frontage. Should be further restricted to prevent peripheral development. WMECO has sold many parcels for development. Borders Cedar Swamp and Middle School property. Some state significant farmland. Many trails that connect to other parts of town.		H	H	U151
Vac Utility Corridor		422	Stony Hill Rd	12.50	Western Mass Electric			H	H	U153B
Vac Utility Corridor		448	Stony Hill Rd	20.20	Western Mass Electric			H	H	U154B
Vac Utility Corridor		470	Stony Hill Rd	24.17	Western Mass Electric			H	H	U156B
Vac Utility Corridor		602	Stony Hill Rd	17.41	Western Mass Electric	borders MRHS property, town OSZ land, golf		H	H	U157
Total Acres Vac		352.28								
VDev		2301	Boston Rd	74.30	Summit Holding Co	Approx. 580 feet frontage on Boston Rd., borders conservation land. Extends into residential zone.				U011
VDev		231	Burleigh Rd	31.20	Dolben, Joseph A	Borders Rattlesnake Peak property.			H	U017
VDev		252	Crane Hill Rd	12.00	Beane, Richard	Brook. Borders conservation area.				U032B
VDev		172	Mountain Rd	24.25	Simpson, Dorothy	Wetlands, stream. Owner has divided parcel, giving some acres to town.			H	U113
VDev		636	Stony Hill Rd	18.30	Kratimenos,George/Efstathios	Borders WMElect., 50 ft frontage on Stony Hill Rd.			H	U159

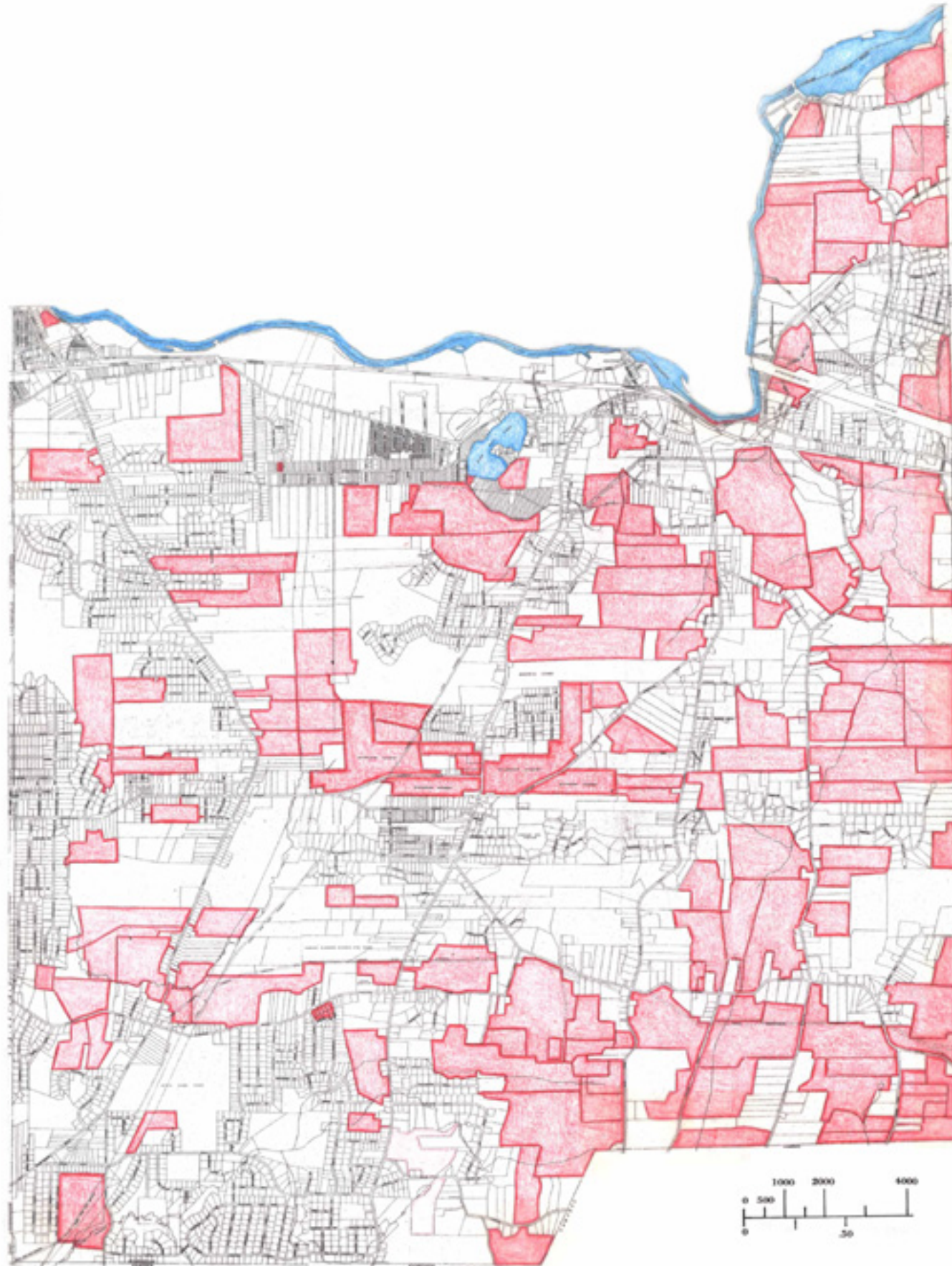
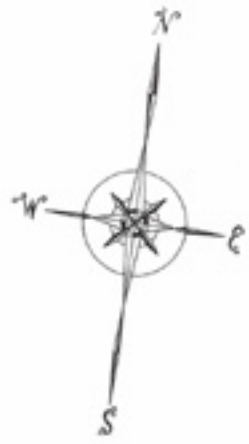
PriUseSite Name	Group	Num	Street	Acres	Owner/Manger	Gen OSRP NOTES	PubAcc	RecPot	Priorit	MapCod
VDev	1of2	676	Tinkham Rd	8.39	Caldarola, Sante M.					U182A
VDev		30	Wright Pl	11.86	Tromboli, Vincent	Extensive wetlands. Parcel not likely developable; town once proposed to purchase. Borders White Cedar Swamp conservation area.		H	H	U192
VDev		126	Beebe Rd	22.70	Dougherty, Freda E	300 ft frontage				U006
VDev		111v	Bennett Rd	12.87	Kalivas, John P.					U009
VDev		70	Chilson Rd	12.30	O'Brien, Victor	Borders Chicopee River				U021
VDev		7v	Church Ln	19.50	Arvanitis, Andrea/ Jennifer					U027
VDev		21v	Circle Dr	40.25	Demauro, Theodore E	Extensive environmental concerns. Was to have been open space as part of "Walden Woods" development.				U028
VDev		169	Crane Hill Rd	31.75	Zucco, Fr.& Eliz., Trustees	1164 ft frontage. Subdivision proposed on property in late 80s. Presently under review by developer. Parcel is highly critical to integrity of the ridge between Crane Hill, Mountain and Glendale Roads. Borders Crane Hill Conservation Area and new Danforth area.			H	U030
VDev		5	Crane Hill Rd	15.40	Merwin, Helen	870 ft frontage				U029
VDev		105	E Longmeadow Rd	14.90	Ward & Iellamo	Vernal pool in rear of property, partially in Hampden. Parcel was to be part of Porter Woods Development and is still potentially at risk if access from East Longmeadow can be negotiated by developer with planning board.			H	U037
VDev		1070	Glendale Rd	11.24	Kane, John	Pond on property. Former pastureland. Views of ridge, hiking. Probably state significant farmland. Currently divided for frontage lots. Borders Denny Smith protected parcel.		H	H	U058
VDev		392	Glendale Rd	17.80	Courtney, Richard				H	U040
VDev		611	Glendale Rd	51.00	Sheehan, Thomas	630 ft frontage. Covers top of Mt. Marcy, prominent peak in town. Hiking. Current Ridgeline Trail crosses property. Parcel on market 10/98. Eastern portion would be key open space for town. Borders Indian Ridge subdivision open space.		H	H	U044
VDev		70	Glendale Rd	47.19	Zucco, Fr.& Eliz., Trustees	Extensive wetlands, watercourse. Possible archeological interest. Goes with 169 Crane Hill Road.			H	U039

PriUseSite Name	Group	Num	Street	Acres	Owner/Manger	Gen OSRP NOTES	PubAcc	RecPot	Priorit	MapCod
VDev		15	Hollow Rd	17.59	Meeran, Mooideen	335 ft frontage on Glendale, 450 on Hollow Rd				U068
VDev		2	Hollow Rd	14.02	Nietupski, Paul	530 ft frontage on Hollow, 433 on Monson Rd. Wetlands. Some land is in meadow. Possible state significant farmland.				U067
VDev		14v	Inwood Dr	71.47	Gleason Realty	Wetlands, brooks, vernal pond. Borders N. Branch Mill River. Possible state significant farmland. Former quarries, rolling landscape. Very key parcel in Mill River area. Last large undeveloped parcel, high priority for creative development leading to additions to existing conservation land. Borders cons. Land in Oak Hollow subdivision and Bellows Preserve. Many trails that connect to others in town.			H	U069
VDev		41	Maple St	15.76	Shapiro & Altholtz	Wetlands, pond, brook. Land was proposed for subdivision in 1989. Frontage on Maple St is 180 ft. Borders water department lot.			H	U092
VDev		54v	Maynard Rd	80.00	Carlin, James	Chicopee River, wetlands, streams. Rolling hills and valley down to the river. Hiking, nature study, water recreation. Land has been proposed for development several times in the last decade. Would be good candidate for creative protection, considering its size and resources.		H	H	U096
VDev		188	Monson Rd	10.82	Choquette, Alexander					U103
VDev	1of3	46	Monson Rd	24.89	Porter, Harold E.	Slope, views, hillside.			H	U100C
	1of3	46	Monson Rd	0.50					H	U100A
VDev		500	Monson Rd	40.93	Stusick, Theodore	Wetlands, stream			H	U109
VDev		895	Monson Rd	21.29	O'Connell Oil Assoc, Inc.	328 ft frontage				U111
VDev		20	Peak Rd	18.33	Stearns, Scott	Sunrise Peak area, borders conservation land.			H	U124
VDev		22v	Peak Rd	22.80	Neill, Phyllis G.				H	U127
VDev		30	Red Bridge Rd	36.58	Bernard, Theodore	1800 ft frontage. Borders Chicopee River. Open fields, view of river. State significant farmland.			H	U132
VDev		9	Red Bridge Rd	16.25	Gleason Realty					U131
VDev		255	Ridge Rd	23.00	Johnson, Raymond G.					U133

PriUseSite Name	Group	Num Street	Acres	Owner/Manger	Gen OSRP NOTES	PubAcc	RecPot	Priorit	MapCod
VDev		576 Ridge Rd	16.62	Blask, Eugenia	Wetlands. Covers slope of Mt. Marcy, extensive views to west. Currently on the market (10/98) as single family lot. Ridgeline considerations paramount.			H	U134
VDev		802 Ridge Rd	12.00	Trombley, Julia					U140
VDev		10 Silver Street	15.00	Shields, Myrtle A	Calkins Brook forms the border.				U143
VDev		35 Silver Street	121.20	Shapiro, Susan	620 ft frontage. Wetlands, 12-Mile Brook. Part of large development proposal with Crane Hill property in late 1980s.			H	U144
VDev		45v Silver Street	67.00	Skorupski, June E.					U145
VDev	1of2	412 Springfield St	14.37	Soverow, Edna					U146B
VDev		544v Springfield St	21.00	Nolte, William	Extensive wetlands (also #544, .74 acre in 1010.)				U147
VDev		1016 Stony Hill Rd	1.00	Wolcott, Frank					U170
VDev		1245 Stony Hill Rd	10.25	Merritt, Daniel	vernal pond, stream.				U171
VDev		791v Stony Hill Rd	15.00	Evangelic Assembly/God	Wetlands. Some trails from golf course property. Church plans to build some day, but site is very limited for parking use. Borders golf course.		H	H	U173
VDev		21 Sunset Rock Rd	10.75	Burk, Raymond D	Part of Sunset Ridge environmental area.			H	U174
VDev		388 Three Rivers Rd	54.13	Hanson, Eugene, Est of				H	U179
VDev		38v Tinkham Rd	9.75	Hoover, Lloyd M.	Wetlands, Mill River frontage. Undeveloped frontage on Tinkham Rd.			H	U186
VDev	1of2	676 Tinkham Rd	35.35	Caldarola, Sante M.	Wetlands, Mill River. Significant wet frontage on Tinkham.			H	U182B
VDev		679 Tinkham Rd	17.05	Caldarola, Sante M.	Wetlands, significant frontage of Tinkham Road.			H	U183
VDev		15v Vista Rd	25.00	Kostorizos, James	Borders water dept. property				U187
VDev		9 Webster Ln	39.61	Mirkin, Zane	Wetlands, vernal pond. Some views. Ridgeline Trail crosses. Part of Webster Lane subdivision. Limited protection, cannot be subdivided, natural spaces preserved.		H	H	U191
VDev		35 Wright Pl	20.66	Tromboli, Vincent	Borders Cedar Swamp conservation area.				U193
VDevRice/East	1of6	757v Main St	1.00	Rice, Winnifred S./Jesse L. Trustees					U090A
VDevStakosa Estate		292 Three Rivers Rd	1.39	Stakosa, Chester, Estate of	also 96.21 at #284				U177
Total Acres Vdev		1399.56							

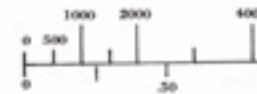
PriUseSite Name	Group	Num	Street	Acres	Owner/Manger	Gen OSRP NOTES	PubAcc	RecPot	Priorit	MapCod
VNon		100	E Longmeadow Rd	5.00	Ward & Iellamo	also #105				U036
VNon		30	Monson Rd	4.94	Charkoudian, Leon	Views visible from the valley. Sunset Peak area.				U098
VNon		32	Monson Rd	15.50	Charkoudian, Leon	Views from valley, near center. Sunset Peak area.			H	U099
VNon	1of5	12	Washington Rd	8.81	McDonald, Alton D					U188D
VNon		115	Bennett Rd	15.50	Yankee Properties, Inc.					U008
VNon		30	Church Ln	10.00	Radebaugh, David					U026
VNon		26	Stirling Dr	19.65	Salamon, Dolores	Almost all wetlands. Wellfleet Rd frontage 400 ft.				U148
VNon	1of5	690v	Stony Hill Rd	23.52	Biaco, Louis J	frontage on Stony Hill Rd, 290 feet				U172E
VNonBennett Farm	1of6	599	Main St	0.21	Bennett Turkey Farm					U084A
VNonRadebaugh Christmas Tree Farm		930	Stony Hill Rd	13.94	Radebaugh, David	Wetlands, stream.				U168
Total Acres VNonD		117.07								
VPDe		1067v	Glendale Rd	37.20	Kane, John	1440 ft frontage on Hollow Rd. Wetlands Poss. State significant farmland. Also other lots. May abut sunrise peak.			H	U062
Total Acres VPDev		37.2								
WMAW&MA		403	Main St	11.94	Wilbraham & Monson Academy		Lim	H	H	U075
WMAW&MA		404	Main St	109.32	Wilbraham & Monson Academy	Main parcel of the historic W&MA grounds. Attractive private school campus. Undeveloped part has extensive wetlands. Pond on developed areas. Vernal ponds. Hiking nature study, rec. fields (used by WMA, some limited town access.) Proposal for indoor tennis courts in late 80s. Unlikely development, much wetland. Borders White Cedar Swamp Cons. Area. Significant undeveloped frontage on Faculty Street.	Lim	H	H	U076
WMAW&MA		409	Main St	2.01	Wilbraham & Monson Academy		Lim	H	H	U077
WMAW&MA		417	Main St	4.42	Wilbraham & Monson Academy		Lim	H	H	U078
WMAW&MA		421	Main St	1.32	Wilbraham & Monson Academy		Lim	H	H	U079

PriUse	Site Name	Group	Num	Street	Acres	Owner/Manger	Gen OSRP NOTES	PubAcc	RecPot	Priorit	MapCod
	WMAW&MA		439	Main St	108.32	Wilbraham & Monson Academy	Historic W&MA grounds. Wetlands, streams, 2 reservoirs. Some views from higher lands. Hiking, nature study, rec fields. Area south of Mtn. Road (apparently part of this parcel) is on Academy's list to sell. Town needs to keep working with W&MA to maximize open space	Lim	H	H	U080
Total Acres	WMA		237.33								
TXTL			28V	Bartlett Ave.	0.99	Town	Wet				U001
TXTL			2835	Boston Rd	2.33	Town					U012
TXTL			3248	Boston Rd	0.63	Town					U013
TXTL			30V	Bruuer Ave.	0.05	Town					U015
TXTL			81VR	E Longmeadow Rd	7.00	Town					U035
TXTL			7	Gary Dr	0.92	Town					U038
TXTL			36	Lake Dr	1.00	Town					U070
TXTL			99	Lake Dr	0.93	Town					U071
TXTL			181	Manchonis Rd	1.26	Town					U091
TXTL			4	Mohawk St.	0.12	Town					U097
TXTL			10v	Oxford Dr	0.45	Town					U120
TXTL			24v	Peak Rd	1.50	Town	Small piece across from conservation land				U128
TXTL			35v	Three Rivers Rd	0.09	Town					U178
Total Acres	TXTL		17.27								
TOTAL UNPROTECTED ACRES											4915.31
61, Chapter 61	61A, Chapter 61A	61B, Chapter 61B	Chur, Church	CmWh, Comm. Wholesale	CnsRst, Conserv. Restriction						
Cons, Conservation	Farm	H/C, Historical/Cultural	MltHsg, Multi Unit Housing	Mun, Municipal	OSEase, Open Space Easement						
OSZ, Open Space Zoning	Park	REC, Recreation	School	SFH, Single Family Housing	TXTL Tax Title						
Vac, Vacant	VDev, Vacant Developable	VNonD, Vacant Non Dev.	VPDev, Vacant Potential Dev	WMA, Wilbraham & Monson							



 UNPROTECTED OPEN SPACE PARCELS > 10 ACRES

UNPROTECTED
LAND



Description of Process

In the first OSRP planning session, six categories of concern emerged from small group discussions about the ideal open space and recreation environment for Wilbraham.

During subsequent meetings, these planning areas were discussed in the context of strengths, weaknesses, opportunities and threats. Resident survey responses, including numerous hand-written suggestions, were also considered in the development of these overall community goals.

Statement of Open Space and Recreation Goals

Education and Community Building

A successful Open Space and Recreation Plan depends on the support of town residents; therefore, the action plan must include a mechanism for educating town residents and involving them in the OSRP.

Sustainable Development

Planning is not an “either-or” proposition, where human land use and environmental protection are always mutually exclusive. With the cooperative of efforts of all town boards, careful planning will strike a balance between the two, protecting our town from changes that would permanently alter its ecology, landscape and character.

Nature and Wildlife Protection

Wilbraham ecosystems support a wide variety of plant and animal life. The town must preserve its unique and special habitats for the future.

Community Character

Wilbraham residents—old and new—want to preserve and maintain the small-town character and rural atmosphere of their town.

Recreation and Conservation Facilities and Resources

Wilbraham residents enjoy a variety of indoor and outdoor recreation activities that contribute to the town's quality of life. The analysis of current and future needs will aid in planning for optimal use of all town facilities and resources.

Trails and Transportation

One significant obstacle to recreation opportunities in Wilbraham is the lack of a formal pedestrian and bicycle transportation network. A significant network of informal trails—on both public and private land—has been defined by recreational vehicles. Combined with utility corridors, these could form the basis of a comprehensive system. Such a network—connecting our schools, recreation resources, library and conservation areas—would provide many benefits to the town.

Recommended Priority Criteria

Background

The OSRP Committee recommends the following criteria by which Town boards and commissions can evaluate the desirability of development proposals. Parcels under review can be rated according to straightforward criteria that assess a parcel's key features and how well they relate to the values that the Town seeks to preserve with its Open Space and Recreation Plan. Although scoring will be an ongoing project of the OSRP Committee, all boards and commissions may immediately consider the following standards for any parcel under consideration.

Town Character Issues

Visibility

A project that will be highly or moderately visible from various perspectives in town may have a significant impact on Town character. For example, development of frontage along an historically significant highway (one that existed as of 1900) would be highly visible. Development on the ridge that would be visible from the lowland, either to the east or the west, would also be of a highly visible nature. An example that would not fall under this heading is the Woods condominium project which, although large in scale, is effectively hidden from the main thoroughfares of the Town and does not immediately detract from the quasi-rural image of the Town.

Historical and Cultural Integrity

If a proposed project would in any way affect a parcel, artifact or building that is of recognized historic significance to the Town, it might have a significant impact on Town character. For example, a proposal to develop houses within the Wilbraham & Monson Academy grounds would raise concerns under this heading, as would any proposed development that would substantially alter the Merrick Farm. Both of these actions would also be highly visible to the community. It is quite possible, however, that an action that could impact historic integrity would be not highly visible. For example, if Indian cultural items were destroyed by development, the damage might not be visible. The local historical commission should provide input on any such issues to the relevant Town boards and should be an advocate for the preservation of these features.

Scenic Features

In addition to cultural and historical artifacts, Town character depends upon a number of scenic features that involve scenic and historical roadways and the view of the ridge from the lowland area. These include stone walls along roadways, important trees, mixed cultivated/meadowland and similar physical features that may be natural or man-made

Environmental Issues

Wetlands and Related Resource Areas

These are areas defined under the local and state wetland statutes and are primarily protected by the Conservation Commission. Developers will have to adjust their projects to accommodate the presence of important wetlands, streams and individually significant features such as vernal ponds. Areas that form a contiguous mass containing significant numbers of these features should be considered for large-scale preservation. An example is the Sunset Ridge area, which combines a number of bordering vegetated wetlands, vernal ponds and unique geography.

Aquifers and Related Water Supply Areas

Areas of potential public water supply are of primary concern. A development that threatens such an area would potentially harm the Town's interests in securing a safe alternative water supply to the MDC source. Any impact on private wells, either through potential pollution or excessive draw, should also be evaluated, depending on the groundwater resources of any parcel in question.

Endangered Species

Although the Conservation Commission has some control over development of habitat for endangered species that utilize wetland areas, there is no similar comprehensive protection of upland plant and animal species. Town boards should evaluate the development potential of parcels using whatever information is available regarding upland species. Acquisition/regulation priorities would be high for parcels that host an endangered species, particularly if that site is the only one of its type in Town.

Wildlife Corridors

Corridors of open space that connect larger open space parcels serve as migration and travel conduits for a variety of wildlife. A relatively small connector piece within a parcel proposed for development could be an effective corridor, linking two larger protected areas. (Also, open space corridors generally receive fairly high priority for state and land trust funding).

Contiguous Wildlife Habitat

Similar to corridors, contiguous wildlife habitat allows the aggregation of several parcels to make an environmentally meaningful-sized parcel. Many species, both endangered and non-endangered, require a minimum amount of undisturbed upland habitat in order to survive.

Prime and Significant Farmland

The Massachusetts Department of Food & Agriculture has developed criteria for evaluating agricultural soils, using both the United States Soil Conservation Service's farmland soil assessment and additional criteria. These criteria measure "statewide significant farmland" that may not fall into the prime Class I and II categories established by the SCS. Town agencies should review what prime and statewide significant soils exist on the site of a proposed development to determine whether such soils can be preserved within the context of an economically feasible project. In Wilbraham, the orchard area on the west slope of the mountain constitutes a large area of state-significant farmland. Any proposed alteration of this area should take into account ways to preserve at least a minimum core of such land for continued active farming

Recreational Potential

Parcels are classified according to the recreational potential that they hold. Potential is analyzed in terms of both active and passive recreational opportunities.

Active Recreation

Parcels are to be evaluated for potential siting of a facility or structure that might serve the Town as a recreation site, such as a recreation center, playing fields or a neighborhood park. Ratings will be determined by proximity to population to be served, appropriate topography, parking and other vehicular access, as well as other related concerns.

Passive Recreation

The potential for hiking, walking, and bicycle trails is to be evaluated, especially as it relates to an existing network of connective trails that could be easily upgraded to accommodate Town needs. Sites may contain notable natural features (e.g., white cedar swamp) that would tie in to educational/passive use.

Adjacent Recreation

Any parcel located adjacent to existing recreational facilities or resources should be considered for an extension to the existing use, or for other recreational uses consistent with the values of the Open Space and Recreation Plan.

Overview of Resident Survey

Without a budget for a professionally prepared and administered survey, measuring public opinion posed a significant challenge. Knowing that residents are processing enormous amounts of junk mail, telemarketing pitches and other daily invasions of their time and space, the committee was not optimistic about obtaining a high response rate with previously used distribution methods. In the experience of the Wilbraham planning team, most of whom participate in other civic endeavors, local residents are not inclined to fill out surveys without some form of personal contact.

Distribution Methods

Although most small communities employ informal survey methods for open space planning, many have reported disappointing response rates. In general, methods that rely on the respondent to complete and return the survey with no personal contact are least likely to obtain significant results. The August, 1997 pilot survey confirmed that previously used survey methods—namely the school drop and self-pickup at local high-traffic destinations—were least likely to get the attention of Wilbraham residents. Preferred methods included the volunteer door drop/pick up, direct mail, and distribution at meetings of community groups. Unfortunately, the usual lack of financial and human resources precluded the direct mail and door-to-door methods, and personal presentation of the survey would diminish the value of any data collected. Nevertheless, the committee elected to use a personal distribution method as a means of public participation, reasoning that multiple responses to a four-page survey were more significant—for the purpose at hand—than a handful of responses obtained in a more scientific fashion. It was hoped that the “neighbor-to-neighbor” approach would promote higher participation rates and provide an opportunity to stress the importance of community-wide involvement in the plan. Regardless of the distribution method, it is likely that any lengthy survey will measure only the opinions of people with an interest in open space and recreation planning (or any one of its components.) These are the residents most inclined to invest their time in such an effort; therefore, responses to the 1998 survey should not be construed as representative of the electorate. The sample is not broad enough to conclude, for example, that residents would support additional taxes for sidewalks or open space acquisition, despite the apparent support of these issues in the survey. Some results, however, seem to indicate a need for more research, (which is called for in the action plan.)

In some areas of interest, survey responses were similar in all age groups, lengths of residence, and/or household types. One analysis of question 13, for example, compared the ratings of most needed resources and facilities based on the age of each household's "Male #1" (between 25 and 54 and ≥ 55 .) Twelve resources appeared in the fifteen highest-rated items from both age groups.

The February 1998 survey obtained responses from 121 households. (The August, 1997 pilot, at the annual Peach Festival, obtained 42 responses.) The pilot and final surveys are quite similar, with most of the changes related to ease of understanding and formatting. For the purpose of this summary, the February 98 figures will be used. (The complete survey is found in Appendix C.)

Survey Highlights

(Note: % responding column refers to the % of total responses to each individual item, where applicable.)

Demographics

Length of residence	Number of Households	% Total Surveys
0-5	22	18.2
6 - 10	17	14.0
11 - 15	19	15.7
16 - 20	9	7.4
21 - 25	13	10.7
26 - 30	15	12.4
31 - 35	12	9.9
35 +	14	11.6

Location of Residence	Num. Households	% Total Surveys	% Num. Responding
Central South	34	28.10	28.81
Stony Hill West	33	27.27	27.97
Central	31	25.62	26.27
Boston Rd Area	9	7.44	7.63
Mountain	5	4.13	4.24
Northeast	4	3.31	3.39
No Response	3	2.48	-
Northwest	2	1.65	1.69

Household Types	Num. HHs	% total surv.	% Num Respond.
Households with children <18	61	50.4	51.3
Households with no children <18	60	49.6	50.4
Households w/ children 18-24	15	12.4	12.6
Households w/ NO children, any age	44	36.4	37.0
Households w/both adults 25-54 and kids 1-17	58	47.9	48.7
Households w/2 prim adults ≥ 55 , no kids any age	29	24.0	24.4
Households w/ both primary adults ≥ 55	36	29.8	30.3
Households w/ both primary adults 25-54	68	56.2	57.1

Importance of Open Space for Certain Functions

Question 5: How important is the protection of open space in Wilbraham for the following functions? (5 = most important least important = 1)

Functions	Num. Rating #5	% Total surveys	% Num. Responding
Drinking water protection	96	79.3	80.0
Natural resource protection	78	64.5	65.0
Aesthetic/scenic quality	78	64.5	65.0
Property values	72	59.5	60.0
Wildlife habitat	67	55.4	56.3
Rural character	63	52.1	52.9
Active Recreation	45	37.2	37.5
Passive recreation	43	35.5	36.4

Protection Tools

Question 8: Should the Town of Wilbraham consider any of the following tools in planning for open space policy?

Protection Tools	Yes Responses	% Total Surveys
Encourage landowners to donate property	51	42.15
Utilize land trusts to purchase and maintain	48	39.67
Voluntary conservation restrictions	39	32.23
Town purchases of priority land	36	29.75
Cluster zoning	34	28.10
Required neighborhood parks in new subdiv.	33	27.27
Town tax on real estate sales, earmark for O.S.	13	10.74

Conservation Site Improvements

Question 9: Would you be more likely to utilize any of the town's conservation areas if the following improvements were made?

	Yes	% Total Surv.	% Num. Responding
Walking trails installed and marked	103	85.1	85.1
Safe pedestrian and/or bicycle access	93	76.9	78.2
Bicycle trails installed and marked	86	71.1	71.7
Picnic tables and/or benches installed	66	54.5	55.9
Restrooms	58	47.9	51.8
More parking	35	28.9	32.1
Better handicap accessibility	17	14.0	16.2

Most Needed Resources and Facilities (Rated #5)

Question 13. Which facilities or resources are most needed in Wilbraham? For town supported facilities, which would be your preferred method of funding: tax, individual fees, or both? (5 = most needed least needed = 1)

	% Total Surveys Rated #5	% Total Surveys Prefer Tax
Bike Trails	51.24	47.11
Walk/run trails	47.93	51.24
Protected open space	47.11	50.41
Sidewalks	41.32	52.07
Hiking trails	32.23	42.98
Comm. Pool outdoor	31.40	11.57
Multi-purpose rec. center	29.75	22.31
Comm. Pool indoor	28.10	10.74
Rest rooms	27.27	35.54
Golf add 9 holes WCC	27.27	8.26
Renovate exist. Fields	24.79	35.54
Expand library hours	23.14	45.45
Impr. Rec. Facilities	21.49	40.50
Sled areas	20.66	31.40
Ice skate indoor	20.66	4.13
Nature observation	19.83	36.36
Fitness/exercise center	19.01	9.09
Playgrounds	18.18	36.36
Theater/auditorium	18.18	13.22
Ice skate outdoor	17.36	11.57
Rollerblade/skate	17.36	14.05
Interpretive nature areas	16.53	30.58
Xcountry ski trails	15.70	23.14
Tennis courts	15.70	18.18
Golf municipal course	15.70	4.96
Gymnasiums	14.05	22.31
Restaurants	14.05	-
New soccer/football flds	13.22	21.49
Movie theater	13.22	-
Picnic areas	12.40	22.31
Impr. Handicap access	11.57	38.02
Spectator seating	8.26	27.27
Fishing sites	7.44	19.83
Boat/canoe access	7.44	14.05
Racquetball/squash cts	7.44	9.09
Parking at rec. sites	6.61	29.75
New baseball/softball flds	6.61	19.01
Campsites	5.79	4.96
New lacrosse flds	5.79	17.36
Horseback riding trails	4.96	14.88
Mini-golf	4.13	-
Other outdoor resource	3.31	7.44
Other indoor resource	1.65	6.61
Other rec. businesses	1.65	-
ATV/snowmobile trails	0.83	6.61

Obstacles to Leisure Activities

Question 14: Often there are certain problems that prevent residents from enjoying their favorite recreational activities (cost, hours of operation, lack of amenities, etc.) Do any such problems—in Wilbraham—interfere with the recreation activities of anyone in your household? (Fifty respondents commented with a total of 86 remarks.)

Obstacle Type	Num.	% Tot. Surv	% Num. Responding
Lack of facilities and/or amenities; facility access problems	37	30.6	74.0
Maintenance related issues	14	11.6	28.0
Lack of sidewalks	13	10.7	26.0
Lack of communication: lack of advertising/publicity, no marked sites	9	7.4	18.0
Bike and trail comments	9	7.4	18.0
Inappropriate use problems that discourage other uses	4	3.3	8.0

Summary of Resource Protection Needs

Without specific protection recommendations in place, the development of Wilbraham's remaining open spaces might erode the natural landscape and harm the community's sense of place. Continued development of residences will cause significant increases in the cost of town services that may not be recouped by associated property taxes. Further economic development in the Boston Road area must be carefully planned to protect the town from the hazards of suburban sprawl. Particular attention should be paid to the limitations of typical Wilbraham soils in all development proposals.

Remaining Privately-Held Developable Parcels

Growth and development pressure on remaining developable land may result in the loss of key parcels or familiar Wilbraham landmarks identified on the resident survey. Numerous privately held parcels are adjacent to current conservation and recreation properties. Development of some of these parcels might restrict public access or threaten historically and ecologically important areas. All such parcels must be identified and protected in the town's long term land use plan.

Aquifers, Rivers and Streams

In its efforts to find alternatives to rising water rates at MWRA, the town is looking into a local water source. Any area with a potential water supply must be protected from development that would jeopardize water quality. Sensitive watershed areas, such as the Mill River system, must also be protected.

Farms

Residents have demonstrated a desire to preserve the town's remaining farm parcels. Only the Green Acres Fruit Farm is permanently protected under the APR. The farmland adjacent to the Wilbraham Country Club may come under severe development pressure if and when the course is expanded to eighteen holes. The Merrick farm area, at the corner of Main Street and Tinkham Road, is a town landmark surrounded by school properties and subdivisions. Although some farm parcels are temporarily protected under Chapter 61A, others could be developed at any time. The Oaks Farm, sandwiched between two residential subdivisions on north Stony Hill Road, abuts the unique White Cedar Swamp conservation area and is considered to have high development potential. Loss of these remaining farm parcels would significantly alter the rural flavor enjoyed by Wilbraham residents.

Scenic Roadways

Development pressure puts scenic roadways at risk. Special attention should be paid to remaining open spaces with frontage on scenic roads.

Mountain Area

There are numerous privately held, unprotected areas on the ridgeline. Some of these parcels are of ecological or historical significance. Scenic views of the ridge from the valley are jeopardized by continued residential development. Some properties lie in the path of old trails, or abut current conservation land.

Habitats at Risk

It has become apparent that motorized vehicles, such as ATVs and jet skis, may pose a danger to wildlife habitat in certain sensitive areas. Important ecosystems need to be identified and protected from such inappropriate uses.

Summary of Community's Needs

Recreation Facilities and Resources

An analysis of recreation programs and survey results suggested several opportunities for improvement in recreational facilities and resources.

- Conservation sites lack amenities—such as parking, signs and picnic tables—that would encourage more use by residents town-wide. Some of these areas seem to be “best-kept secrets” that are underused by the general public.
- Many existing athletic fields in Wilbraham are in need of overhaul and regular maintenance. Coordinated use of public athletic fields would allow for regular rest and renovation of all fields.
- There is a shortage of indoor space for programs provided by the Recreation Department and other organizations. A shortage of gym space severely limits the youth basketball program. The pool at Minnechaug Regional High School offers only limited public access at certain hours of the day. Because the auditoriums at M.R.H.S. and Wilbraham Middle School are continually used for meetings and school events, it is difficult for performing arts groups to schedule adequate rehearsal and performance time.

- The Town of Wilbraham offers no ice skating facilities and only limited swimming opportunities.
- Many residents noted that a lack of restrooms at recreation facilities interferes with their enjoyment of local leisure activities.
- Teenagers are in need of more local activities, especially on weekends and during school vacations.

Transportation

South of Boston Road, only three roads—none of which have contiguous sidewalks—carry east/west traffic between Main Street and Stony Hill Road. This is one of the reasons that almost all recreation-related trips in Wilbraham are made by car. There is a significant network of informal trails throughout Wilbraham on public and private land. These have been defined by recreation vehicles, but could be combined with utility corridors to form the basis of a comprehensive pedestrian/bicycle network. By connecting our recreational resources, schools and library, such a network would reduce traffic and provide simple and affordable outdoor recreation opportunities for town residents. An additional benefit would be the increased independence of Wilbraham youngsters, who are now dependent on passenger cars for nearly all of their activities.

Summary of Management Needs and Opportunities

Need to set realistic and achievable goals and objectives in the OSRP

With limited financial and human resources, it is important write a manageable action plan for the OSRP. Responsibility for specific actions should be distributed to various boards and commissions, increasing the potential for measurable results within the five-year time frame. Although the suggestions in the action plan will necessarily be adjusted to a manageable level after the public comment period, it will be important to keep all items on the table for periodic review.

Recognize the Benefits of Recreation

Residents are clearly aware of the individual benefits of recreation, but may not always be cognizant of the economic, environmental, and community benefits. A good recreation department ranks high on the priority list for potential residents and businesses. Hopefully, participation in the OSRP Action Plan will prompt town officials to increase their support of the Recreation Department, where the current administrative overload precludes the development of new programs and resources. Many opportunities—including funding opportunities—will continue to go unexplored until the Recreation Department receives funding commensurate with its contribution to quality of life.

Town-wide participation in the Open Space and Recreation Plan

None of the opportunities identified by the OSRP will be developed without the cooperation and commitment of various town departments and citizens. Without their active participation, the Open Space and Recreation Plan is a meaningless document. No single department can take responsibility for its goals and objectives; therefore, simple endorsement of the OSRP by town officials is not sufficient.

Management and Maintenance of Conservation Properties

For a variety of reasons, conservation areas are underutilized by the majority of Wilbraham residents. Responsibility for tapping into the enormous recreation potential of town-owned conservation areas should be considered a priority item for the Conservation and Recreation Commissions.

Communication

Many of the management needs uncovered by the OSRP process can be addressed by more communication between town departments and commissions. In particular, the Conservation and Recreation Commissions must make a connection to the Planning Board, to ensure that the goals of the OSRP are considered. At this time, the Recreation Commission is not responsible for conservation areas and the Conservation Commission spends most of its time on regulatory functions. Neither commission has the financial or human-resource wherewithal to maintain conservation sites, some of which are unknown to the general public. The school district manages a significant number of acres with recreation potential (total HWRSD property: 295.91 acres.) Simple and regular communication could improve the chances of finding creative solutions to management problems.

Community Use of School Buildings and Grounds

Many Wilbraham residents believe that school buildings and properties should be more accessible. To avoid duplication of programs and provide optimal use of resources, there is also a need for more coordination between the Wilbraham Recreation Department, HWRSD Director of Community Recreation, and other groups that use school facilities.

Open Space Zoning

The town owns 1041 acres of conservation land and 225 acres of so-called open space zoning land. Since proposition 2 ½, financial constraints have prevented the Town of Wilbraham from purchasing additional conservation land; however, many additional parcels have been obtained through the use of cluster or flexible zoning. Some of these parcels complement existing conservation properties or provide pedestrian easements. In the absence of town funding, flexible zoning continues to be an important planning tool. Town officials should consider transferring current OSZ parcels to the Conservation Commission for permanent protection. (There are also certain municipal properties that might be easily protected in this way.)

Potential Recreation Opportunities

The White Cedar Swamp and Wilbraham Middle School are located next to municipal open space and the utility corridor. The potential for recreational use of this area is very high and should be investigated as soon as possible. Adjacent

to the middle school, where the Recreation Department maintains three established fields, the local soccer club has developed new fields on municipal land. Informal trails already exist in the area, and include one path that connects with neighborhoods on the west side of Main Street. Formal trails would reduce traffic, increase the mobility of the town's young people and provide inexpensive outdoor recreation opportunities. Trails would also provide another east to west route for the town's "Police on Bikes."

Other potential opportunities may be found in the following areas:

- Old game farm
- Chicopee River/Red Bridge impoundment area
- Fishing at 12-Mile Brook
- Existing (but overgrown) trails on town conservation properties
- Contiguous open spaces may be linked by trails
- Available municipal parcels adjacent to Spec Pond and the new Post Office Park development
- Wilbraham Country Club's proposed 9-hole expansion

Goal #1

Develop an on-going base of support for the Open Space and Recreation Plan.

Objectives

- Foster community-wide involvement in the Open Space and Recreation Plan.
- Institute regular communication between town boards, departments, commissions and elected officials.

Goal #2

Promote active growth management to protect rural atmosphere, scenic landscapes, historic sites and community character.

Objectives

- Establish a target percentage for the protection of remaining open space.
- Protect cultural and historic places, landmarks and scenic roads.
- Encourage development types with minimal impact on the town's quality of life.
- Prevent sprawl.

Goal #3

Plan for optimum use of recreation and conservation resources by Wilbraham residents.

Objectives

- Coordinate the management of all town resources and facilities.
- Maximize recreation opportunities at existing conservation areas.
- Improve use of all town resources and facilities for handicapped and disabled.
- Coordinate the maintenance and scheduling of all public athletic fields.
- Provide diverse, high quality recreation opportunities for residents of all ages and areas of interest.
- Explore creative funding opportunities for recreation facilities.
- Provide administrative support to the Recreation Department, enabling the Director to address currently unattended needs, such as outdoor recreation and grant writing.

Goal #4

Preserve and protect natural resources and wildlife habitat.

Objectives

- Protect potential town water supply sources.
- Maintain a current environmental inventory and develop a management plan for conservation areas.
- Clean up and protect rivers and streams.
- Utilize conservation areas as “outdoor classrooms.”
- Identify and enforce allowable uses of conservation and recreation areas to protect wildlife habitat and quality of life in Wilbraham neighborhoods.

Goal #5

Improve pedestrian, bicycle and public transportation opportunities for Wilbraham residents.

Objectives

- Investigate the potential for a trail system linking open spaces, recreation sites, library, schools, and town center.
- Include a review of transportation and recreation needs in the assessment of all proposed residential and commercial development projects.
- Encourage alternative modes of transportation to reduce in-town traffic and increase the mobility and independence of school age children.

Overview

The following action plan represents a starting point for the establishment of community support. Without such support, the value of the OSRP is diminished. Because the needs of the town cannot—and should not—be addressed by a handful of citizens or a single committee, the draft action plan was designed to include many boards, commissions, individuals and civic groups. Although the action plan will be modified to a more manageable level after the public comment period, all of its opportunities should remain on the table for future consideration.

At first glance, the action plan may seem to be overly ambitious. By breaking the objectives into smaller and more manageable parts, however, it actually provides supporting roles for a wide range of commitment levels and areas of interest. Individual readers of the plan—whether business people, private citizens, or town officials—will probably recognize areas in which they can easily make a difference. To illustrate the distribution of action items, the action plan database was sorted by responsibility for each related board, commission or department. The concrete suggestions offered here may propel recreation and preservation issues out of the conversation stage and into the action stage.

While there are many dedicated volunteers in Wilbraham, there does not seem to be a readily identifiable set of common goals. And although the OSRP does a good job of presenting the issues and giving preliminary direction, specific action plans for some objectives are beyond the scope of this report. For these reasons, an important component of the plan is the establishment of joint subcommittees. It is hoped that such committees will overcome the prevailing single interest model of public participation by uncovering areas of mutual concern and encouraging cooperation. Planning for land acquisitions, trail development and conservation land management plans, for example, will require a range of skills and points of view that can only be provided by diverse committees.

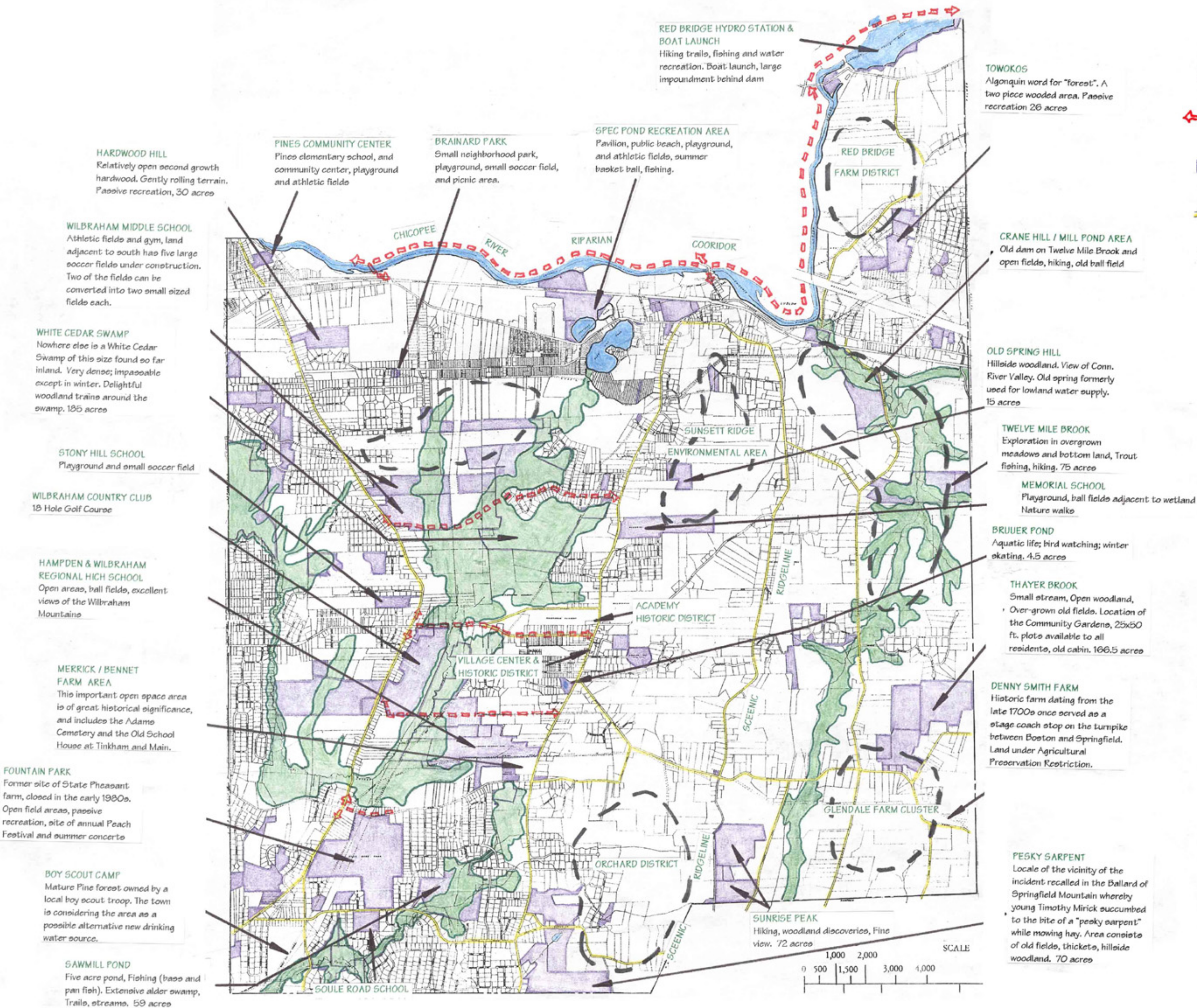
The OSRPC also prepared a map of the town depicting important existing open space and recreation resources for use by residents and interested citizens. (See Map 18: *Action Plan Map & Landscape Vision for Wilbraham*) This map also sets forth a landscape vision for the town after implementation of specific actions contained in the Action Plan and targeted to achieve the OSRP goals.

Although the actions needed to support the OSRP were not difficult to ascertain, assigning them to a timeline was a significant challenge. In fact, it is inevitable that unforeseen opportunities and hazards will reshuffle the action timeline, as will the availability of financial and human resources. Some unfinished items will probably appear on the next OSRP update, some will be further defined, and others may be abandoned altogether. Yet the achievement of even a fraction of this plan will yield significant results for the town. Even the simple addition of OSRP issues to the monthly agenda of one or more boards will make a difference.

The small and reasonable contributions of numerous groups and individuals will surely add up to measurable results for the Town of Wilbraham.

Table 13 Action Plan Key

AcqComm	<i>Acquisition Committee (new)</i>
AllComm	<i>All Committees</i>
Archivist	<i>Archivist</i>
BdofSel	<i>Board of Selectmen</i>
CmDisab	<i>Commission on Disabilities</i>
CommEd	<i>HWRSD Community Education</i>
ConComm	<i>Conservation Commission</i>
DPW	<i>Department of Public Works</i>
FinComm	<i>Finance Committee</i>
FOR	<i>Friends of Recreation</i>
FundRaise	<i>Fund Raising Committee (new)</i>
HistComm	<i>Historical Commission</i>
HWRSD	<i>Hampden Wilbraham Regional School District (Board/Sup.)</i>
IndvCitizns	<i>Individual Citizens</i>
MRHSAD	<i>Minnechaug Regional High School Athletic Director</i>
NwComm	<i>New Committee (to be determined)</i>
OSRPC	<i>Open Space and Recreation Plan Committee</i>
PlngBd	<i>Planning Board</i>
PoliceDpt	<i>Police Department</i>
PubComm	<i>Publicity Committee (new)</i>
RecComm	<i>Recreation Commission</i>
RecDept	<i>Recreation Department</i>
SdwlkCm	<i>Sidewalk Committee (new)</i>
SiteCm	<i>Conservation Site Management Committee (new)</i>
TownMgr	<i>Town Manager</i>
TreeWard	<i>Tree Warden</i>
TrlComm	<i>Trail Committee (new)</i>
W&MA	<i>Wilbraham & Monson Academy</i>
WtrComm	<i>Water Commissioners</i>
YMCA	<i>YMCA</i>



ACTION PLAN MAP & LANDSCAPE VISION FOR WILBRAHAM

Wilbraham OSRP Action Plan

Goal	Objective	Action	Initiative	1	Support 2 3 4	Date
1. Develop an on-going base of support for the Open Space and Recreation	1A. <i>Foster community-wide involvement in the Open Space and Recreation</i>	Publicize the need for volunteers to carry out the objectives of the OSRP.	BdofSel	OSRPC		Apr 99
		Establish permanent OSRP Committee to serve as liaison between OSRP and other boards (3 year terms.)	BdofSel			Imm/Ongoing
		Publicize OSRP issues and events on a regular basis.	PubCom			Ongoing
		Encourage and cultivate public/private collaboration to maximize recreation opportunities.	AllComm			Ongoing
		Build community spirit and encourage cooperation by involving volunteer organizations and individuals in the action plan of the OSRP.	AllComm			Sep 99, Ongoing
		Provide copies of the OSRP to local businesses and recreation service providers. Include an invitation to join the implementation process (suggest specific tasks.)	OSRPC	BdofSel		Mar 99
		Consider the establishment of a local business owner's coalition to support the goals and objectives of the OSRP.	BdofSel			Oct 99
		Produce smaller "spin-off" OSRP publications for distribution to residents (recreation programs, conservation properties, environmental inventory, goals and objectives, protection techniques.)	PubCom	OSRPC		Start Sep 99
		Validate the purpose of the Open Space and Recreation Plan Committee by soliciting and considering its official comments on proposed developments.	PlngBd	BdofSel		Imm/Ongoing
		Maintain balanced representation from the Conservation, Recreation and Historical Commissions—as well as the Planning Board—on the OSRP Committee.	BdofSel			Imm/Ongoing
		Appoint outdoor recreation and/or trail enthusiasts to the Recreation Commission and/or Open Space and Recreation Plan Committee.	BdofSel			May 99
		1B. <i>Institute regular communication between town boards, departments, commissions and elected officials.</i>	OSRPC			Imm/Ongoing
		Summarize OSRP action items by initiative and responsibility for all relevant boards.	OSRPC			Imm/Ongoing

Goal	Objective	Action	Initiative	1	Support	2	3	4	Date
1. Develop an on-going base of support for the Open Space and Recreation	1B. Institute regular communication between town boards, departments, commissions and elected officials.	Consider each and every development proposal in light of the goals and objectives of the Open Space and Recreation Plan.	ConCom	PIngBd	BdofSel				Ongoing
		Establish joint subcommittees (from various committees/private citizens) to carry out certain activities in the OSRP Action Plan, and to develop more specific action plans in the following areas: publicity, acquisitions/land trusts, conservation site man	OSRPC	BdofSel	AllComm	IndvCitizns			Jun-Sept 99
		Institute semi-annual review of OSRP goals, objectives and action plan by all relevant committees, subcommittees and volunteers.	AllComm						Oct 99
		Maintain the OSRP inventory of privately held undeveloped parcels.	AcqCom	OSRPC	PIngBd				Ongoing
2. Actively manage growth to protect rural atmosphere, scenic landscapes, historic sites and community character.	2A. Establish a target percentage for the protection of remaining open space.	Re-activate local land trust, or explore the creation of a new local land trust.	ConCom	AcqComm	PIngBd				Jan 99
		Identify and prioritize parcels to be protected, investigate appropriate protection tools, initiate talks with landowners.	OSRPC	PIngBd	AcqComm	BdofSel			Ongoing
		Establish guidelines for preserving a significant percentage of vacant, developable land.	OSRPC	PIngBd					Jun 99
		Encourage continued use of flexible zoning to acquire additional protected open space.	PIngBd						Ongoing
		Begin process of transferring open space zoning and other municipal parcels to the Conservation Commission for permanent protection status.	ConCom	BdofSel					Sep 99
		Produce a marketing piece to develop the interest of land trusts.	AcqCom						Jan 2000
		Add to the town's existing land acquisition fund annually (minimum \$10-25,000 per year.)	FinCom	BdofSel					May 99 Town Mtg
		2B. Protect cultural and historic places, landmarks and scenic roads.							
		Ensure that all important scenic routes are officially protected under current bylaws.	HistCom	PIngBd					Mar 99
		Consider historical/cultural inventories in all planning and development decisions for public and private land.	PIngBd	BdofSel					Ongoing

Goal	Objective	Action	Initiative	1	2	Support 3	4	Date
2. Actively manage growth to protect rural atmosphere, scenic landscapes, historic sites and community character.	2B. <i>Protect cultural and historic places, landmarks and scenic roads.</i>	Encourage property owners to apply for archeological preservation restrictions.	HistCom	ConComm	BdofSel	Archivist		Sep 99
		Protect remaining parcels on the ridgeline in accordance with the Ridgeline and Hillside District Overlay Bylaw, from development that is not consistent with the goals of the Open Space and Recreation Plan.	PlngBd	BdofSel				Ongoing
		Apply immediately for federal designation of historical/archaeological sites.	HistCom					Imm/Ongoing
		Identify and register more historic districts.	HistCom					Jun 99
		Identify and actively protect key open space areas on major roads.	AcqCom	PlngBd	BdofSel			Mar 99
		Maintain a current inventory of historically and culturally important places in Wilbraham.	HistCom	NwComm				Ongoing
		Strengthen and enforce the scenic roads bylaw to protect important elements such as rock walls, hedgerows, trees and historic structures.	HistCom	BdofSel				Mar 99
	2C. <i>Encourage development types with minimal impact on the town's quality of life.</i>	Encourage recreation-based business on Boston Road (e.g. exercise/fitness club or mini-golf.)	BdofSel		RecComm			Ongoing
		Create a marketing brochure for potential businesses, emphasizing Wilbraham's commitment to the benefits of recreation and quality of life.	PubCom	RecComm	BdofSel			Jan 2000
		Explore development tie-ins to expected regional economic benefits of tourism projects in Springfield (Hall of Fame/Civic Center, etc.)	BdofSel					Ongoing
	2D. <i>Prevent sprawl.</i>	Allow for pedestrian and bicycle access in new and existing development projects.	PlngBd	DPW				Ongoing
		Require developers to minimize and screen frontage parking lots in the commercial/industrial zone.	PlngBd					Ongoing
		Consider mixed-use development, infill and other planning strategies to preserve town character and open space.		BdofSel		PlngBd		Ongoing

Goal	Objective	Action	Initiative	1	2	Support	3	4	Date
2. Actively manage growth to protect rural atmosphere, scenic landscapes, historic sites and community character.	2D. Prevent sprawl.	Develop aesthetic guidelines for frontage improvements on Boston Road to minimize development impact on town character (i.e., trees, pocket parks, architectural standards, sidewalks, bike lanes.)	BdofSel			TreeWard	NwComm		Mar 99
		Consider tree-planting project on Boston Road. Engage cooperation of local businesses.	TreeWar	NwComm					Jan 2000
3. Plan for optimum use of recreation and conservation resources by Wilbraham residents.	3A. Coordinate the management of all town resources and facilities.	Inventory town recreation resources according to level of service guidelines issued by the National Recreation & Parks Association.	RecDept						Mar 2000
		Monitor proposed improvements on golf course property.	AllComm						Ongoing
		Develop management plans for all conservation areas.	ConCom						Mar 99
		Develop a "master schedule" to insure that all facilities and resources are fully utilized, and are available to disabled in conformance with ADA	BdofSel	MRHSAD	HWRSD	RecDept	CmDisab		Ongoing
		Communicate and cooperate with the Wilbraham Nature and Cultural Center in the acquisition and use of the pheasant farm.	RecCom	RecDept	BdofSel				Done
		Inventory the condition and use of ALL public athletic fields; produce recommended maintenance reports.	BdofSel	MRHSAD	HWRSD	RecDept			Nov 99
		Encourage systematic maintenance and scheduling of all athletic fields.							
		Shift maintenance of all non-park and recreation areas to DPW.	DPW	RecDept	FinComm				Jul 99
		Determine the resource needs of local non-profit recreation service providers	RecCom	HWRSD					Jun 99
		Initiate regular communication between HWRSD Community Education, YMCA, Recreation Department and other organizations to avoid duplication of services and resource conflicts.	RecDept	HWRSD	YMCA	IndvCitizns	W&MA		Feb 99
		Encourage cooperative solutions to maintenance problems by facilitating communication among various users of town resources.	BdofSel	RecDept	HWRSD	IndvCitizns			Ongoing
		Work cooperatively with Wilbraham Soccer Club to establish and maintain additional fields on municipal land adjacent to Wilbraham Middle School.	RecCom	RecDept					Ongoing

Goal	Objective	Action	Initiative	1	2	Support	3	4	Date
3. Plan for optimum use of recreation and conservation resources by Wilbraham residents.	3B. Maximize recreation opportunities at existing conservation areas.	Investigate timber management strategies to generate income for maintenance of conservation sites. (Possible collaboration with UMASS Forestry and Wildlife?)	SiteCm	ConComm	BdofSel				Sep 2000
		Increase use by providing simple and relatively low-cost amenities at currently accessible conservation and recreation sites (e.g., picnic tables, benches.)	SiteCm	ConComm	RecComm	CmDisab			Apr 2001
		Produce an updated map of conservation and recreation areas. Include location, description, intended use, restrictions, trails, amenities and historical notes. Update as needed.	SiteCm	PubComm	RecComm	ConComm			Oct 99
		Develop consistent and formal signs for conservation and recreation areas. Propose that these be linked to signs for other town departments.	SiteCm	DPW	TownMgr				Feb 2002
		Explore and formalize partnerships with local Boy Scouts working on trail projects.	SiteCm	ConComm	CmDisab				Apr 99
		Complete a detailed inventory for each site to determine and prioritize needed amenities and trail improvements.	SiteCm	ConComm	RecComm	CmDisab			Oct 2000
	3C. Provide diverse, high quality recreation opportunities for residents of all ages and areas of interest.	Identify current and latent demand for recreational services to anticipate future resource and facility needs.	RecCom	RecDept	MRHSAD	HWRSD	CmDisab		Mar 99
		Evaluate recreation programs annually to ensure a good balance of athletic and cultural activities for all age groups. Reduce demand on facilities and resources: avoid duplication of services.	RecCom	RecDept	CommEd	YMCA	IndvCitizns		Jun 99/Ongoing
		Work with Commission on Disabilities to bring all recreation facilities into compliance with current ADA requirements.	CmDisab	RecDept	SiteCm				Ongoing
		Begin exploration process for a community recreation center.	RecCom	NwComm	RecDept				Mar 99
		Schedule "open gyms" at Wilbraham Middle School and MRHS during school vacations.	RecDept	HWRSD	MRHSAD				Ongoing
		Investigate additional programs and activities for teens and preteens.	RecDept	CommEd					Sep 99
		Explore restroom access or portable alternatives during events on school grounds, Spec Pond or other public property.	RecDept	HWRSD					Apr 2000

Goal	Objective	Action	Initiative	1	2	Support 3	4	Date
3. Plan for optimum use of recreation and conservation resources by Wilbraham residents.	3C. <i>Provide diverse, high quality recreation opportunities for residents of all ages and areas of interest.</i>	Increase access to Chicopee River sites.	NwCom	SiteCm	RecDept	RecComm		Jun 2003
		3D. <i>Explore creative funding opportunities for recreation facilities.</i>	FundRai	RecComm	HistComm	RecDept		Imm/Ongoing
	3E. <i>Provide additional administrative support to the Recreation Department.</i>	Explore creative approaches to engage the financial support of local and regional businesses.	FundRai	FOR	BdofSel			Ongoing
		Explore public/private cooperation to develop additional recreation opportunities on municipal land near Spec Pond.	RecCom	PlngBd	FOR	FundRais		Ongoing
		Increase awareness of Friends of Recreation.	FOR	RecComm				Ongoing
		Conduct "investment" style F.O.R. membership drive (i.e., certain benefits for certain contribution levels.)	FOR	IndvCitzn				Oct 99
		Enable the Recreation Director to focus on OSRP issues (grant writing, outdoor recreation opportunities, and program quality and development, etc.) by hiring an assistant director.	BdofSel	FinComm	RecComm			Jul 99
		Update all computer systems in the Recreation Department; provide training and Internet connections for all recreation staff.	TownMgr	FinComm				Jul 99
		Cultivate a relationship with Springfield College by providing mutually beneficial internship opportunities (office and program positions.)	RecDept	RecComm				Ongoing
		Educate the general public about the location of important aquifers and watersheds. Encourage public participation in water protection and appropriate septic system use.	BdofSel	ConComm	DPW	W.Comm		Apr 99/Ongoing
4. Preserve and protect natural resources and wildlife habitat.	4A. <i>Protect potential water supply sources; clean up and protect rivers and streams.</i>	Continue support of the Mill River Partnership with East Longmeadow, Hampden and Springfield.	ConCom	BdofSel	IndvCitzn			Ongoing
		Enlist the support of volunteer organizations for clean up projects.	ConCom	SiteCm				Ongoing
		Explore partnerships with Ludlow to protect the Chicopee River. Look for similar partnerships with other surrounding towns.	NwCom	ConComm				
		Consider a canoe tour of lower Chicopee River to assess its condition and evaluate recreation potential.	NwCom	ConComm	BdofSel			Jun 2003

Goal	Objective	Action	Initiative	1	2	Support	3	4	Date
4. Preserve and protect natural resources and wildlife habitat.	4B. Maintain a current environmental inventory and develop a management plan for conservation areas	Investigate timber management as a source of funding for conservation site management plans.	ConCom						Jun 2000
		Centralize the data obtained by various research projects (scouts, watershed research, environmental impact assessments, etc.) to maintain a current environmental inventory.	ConCom	IndvCitizns	OSRPC	NwComm			Jan 2000
		Identify special habitats on unprotected parcels.	ConCom	IndvCitizns					Jun 2000
	4C. Utilize conservation areas as outdoor classrooms.	Identify and monitor endangered species and invasive exotics.	ConCom	IndvCitizns					Mar 2000
		Provide copies of the OSRP to local science and ecology teachers.	OSRPC	HWRSD	W&MA				Jun 99
		Identify research projects and/or feasibility studies that might be performed as "studio projects" in graduate-level classes at the University of Massachusetts (or other institutions.)	OSRPC	AllComm	HWRSD				Ongoing
		Create educational materials related to the goals and objectives of the OSRP: web page, classroom materials, maps, etc.	PubCom	IndvCitizns	HWRSD	W&MA			Jan 2000
		4D. Identify and enforce allowable uses of conservation and recreation areas to protect wildlife habitat and quality of life in our neighborhoods.	BdofSel	PoliceDpt					Apr 99
		Post and publicize restrictions in sensitive areas.	ConCom	DPW	BdofSel	TrlComm			Jun 99
5. Improve pedestrian, bicycle and public transportation opportunities for Wilbraham residents.	5A. Investigate the potential for a trail system linking open spaces, recreation sites, library, schools, and town center.	Ensure that state-funded road improvements on Springfield Street include sidewalks and/or bike lanes from Main Street to Stony Hill Road.	DPW	SdwlkCm					Imm/Ongoing
		Consider minor project modifications that might increase pedestrian access at little increased cost.	DPW	AllComm					Ongoing
		Identify and prioritize significant gaps in current sidewalk and trail network.	SdwlkC	BdofSel	DPW	FinComm			Mar 99
		Actively pursue state and federal transportation funding for bicycle trails and sidewalks.	TrlComm	SdwlkCm	TownMgr	DPW	AllComm		Sep 99/Ongoing
		Conduct a short and specific resident survey to determine whether residents would support sidewalk and/or trail projects with tax dollars.	TrlComm	BdofSel					Feb 2000

Goal	Objective	Action	Initiative	1	2	Support	3	4	Date
5. Improve pedestrian, bicycle and public transportation opportunities for Wilbraham residents.	5A. <i>Investigate the potential for a trail system linking open spaces, recreation sites, library, schools, and town center.</i>	Initiate formal study of central, contiguous open space corridor for trail suitability, with particular emphasis on connecting Main Street to Stony Hill Road.	BdofSel	TrlComm	OSRPC				Sep 99
		Appoint a trail committee to research local trail opportunities and attend to some or all of the related actions detailed in the OSRP.	BdofSel						Jun 99
		Upgrade and repair existing sidewalks.	BdofSel	PIngBd	DPW				Apr 2000
	5B. <i>Include a review of transportation recreation needs in the assessment of all proposed residential and commercial development projects.</i>	Encourage sidewalks in new subdivisions.	PIngBd	BdofSel					Ongoing
		Encourage pedestrian/bicycle-friendly development plans in Boston Road corridor.	PIngBd	BdofSel	DPW				Ongoing
		Encourage development of "vest-pocket" parks in all development projects (residential and	PIngBd	RecComm					Ongoing
	5C. <i>Encourage alternative modes of transportation to reduce in-town traffic increase the mobility and independence of school age children.</i>	Consider expanding the school late bus service.	HWRSD	NwComm					Sep 99
		Encourage residents to utilize PVTA service.	BdofSel						Ongoing
		Consider in-town shuttle service to transport teens and pre-teens to after school and weekend activities.	NwCom						Jan 2000

Letters of Review

Required Comments

Board of Selectmen

Planning Board

Pioneer Valley Planning Commission

Additional Comments

Letters of review from other town boards and commissions (Conservation, Recreation, Historical, and others) are also requested for this section.

- Adams, Massachusetts, Community Development Office (1986). Open space and recreation plan: preserving Adams' treasures.
- Amherst, Massachusetts, Town of, Conservation Department (1995). Draft open space and recreation plan.
- Baystate Environmental Consultants, Inc. (1978). Delineation and evaluation of the wetlands of Wilbraham. Springfield, MA.
- Chicopee, Massachusetts, Department of Planning and Development (1992). Open space and recreation plan.
- Commonwealth of Massachusetts, Division of Fisheries & Wildlife, Natural Heritage & Endangered Species Program (1999). Natural Community Fact Sheet, Atlantic White Cedar Swamps. Published by the Natural Heritage & Endangered Species Program, Commonwealth of Massachusetts, Division of Fisheries & Wildlife, Route 135, Westborough, MA 01581.
- Daniels, T., Keller, J. & Lapping M., (1988). The small town planning handbook. Chicago: American Planning Association.
- Diamond, H., & Noonan, P. (1996). Land Use in America: the Report of the Sustainable Use of Land Project. Washington: Island Press.
- Ewert, A. (1990). Decision-making techniques for establishing research agendas in park and recreation systems. Journal of Park and Recreation Administration, 8 (4), 1-13.
- Fabos, J. and Ahern, J. (Eds.) (1995). Greenways, the beginning of an international movement. Amsterdam: Elsevier Science B.V.
- Fabos, J. (1995). "Introduction and overview: the greenway movement, uses and potentials of greenways." pp. 1-13.
- Ahern, J. (1995). "Greenways as a planning strategy." pp. 131-155.
- Kent, R. L. & Elliott, C. L. (1995). "Scenic routes linking and protecting natural and cultural landscape features: a greenway skeleton." pp. 341-355.

- Ndubisi, F., DeMeo, T., & Ditto, N. D. (1995). "Environmentally sensitive areas: a template for developing greenway corridors." pp. 159-177
- Federal Emergency Management Agency (Flood Insurance Rate Maps). Firm and Floodway Maps, 15 June 1988.
- Freeman, Stan and Nasuti, Mike (1994). The natural history and resources of Western Massachusetts. Florence, MA: Hampshire House Publishing.
- Hester, R. (). Subconscious landscapes of the heart. Places, 2 (3), 10-22.
- Hildreth, Carol T. and Roger B. Colton. U.S.G.S. Map GQ 1544, Surficial Geologic Map of the Hampden Quadrangle. Massachusetts and Connecticut, 1982.
- Hylton, T. (1995). Save our land, save our towns: a plan for Pennsylvania. Harrisburg: R. B. Books.
- Kelsey, C., & Gray, H. (1986). The citizen survey process in parks and recreation. Reston, Virginia: The American Alliance for Health, Physical Education, Recreation and Dance.
- Laderman A. (1989). The Ecology of Atlantic White Cedar Wetlands: A Community Profile. U.S. Department of the Interior, Fish & Wildlife Service, Research & Development, National Wetlands Research Center, Washington, DC 20240.
- Leo, Gerhand W., Peter Robinson, and David hall. U.S.G.S. Map GQ 1353, Bedrock Geologic Map of the Ludlow Quadrangle. Hampden and Hampshire Counties, South-Central, 1977.
- Luccarelli, M. (1995). Lewis Mumford and the ecological region: the politics of planning. New York: Guilford Press.
- Ludlow, Massachusetts, Town of (1996). Open space plan update.
- Massachusetts Association of Conservation Commissions (). Fundamentals for conservation commissioners. Units 7 & 8: open space planning and protection techniques; managing conservation land, goals and conflicts. Belmont, MA.
- Massachusetts Department of Environmental Management (1988). For our common good. Open space and outdoor recreation in Massachusetts. Boston.
- Massachusetts Executive Office of Communities and Development (1995). Wilbraham: a community profile. Boston.
- Massachusetts Executive Office of Environmental Affairs (1990). The open space planner's workbook. Boston: publication no. 17291-78-350-2/93-1.73 C.R.

- Massachusetts Executive Office of Environmental Affairs, and University of Massachusetts (1993). Choosing to compete: a statewide strategy for job creation and economic growth. Boston.
- Massachusetts Executive Office of Environmental Affairs (1995). Massachusetts environment: the state of our common wealth. Boston.
- Merrick, C. (Ed.), (1964). History of Wilbraham.
- Mertes, J. & Hall, J. (1995). Park, recreation, open space and greenway guidelines. A project of the National Recreation and Park Association & American Academy for Park and Recreation Administration.
- Mott, J. and Swenson, E. (). Soil survey of Hampden County, Massachusetts, central part. Soil Conservation Service.
- Motzkin, G. (1991). Atlantic White Cedar Wetlands of Massachusetts. Published by the Massachusetts Agricultural Experiment Station, University of Massachusetts at Amherst.
- Natural Heritage and Endangered Species Program. Massachusetts Natural heritage Atlas. 1997-1998 Edition for Estimated Habitats of Rare Wildlife and Certified Vernal Pools. MA DF and W, Route 135. Westborough, MA.
- New Jersey, State of (19). Statewide comprehensive outdoor recreation plan.
- Peck, C. (1913). The History of Wilbraham.
- Peper, John D. U.S.G.S. Map GQ 1368, Bedrock Geologic Map of the Hampden Quadrangle. Massachusetts and Connecticut, 1977.
- Ross, K. and Wallace, S., (1990). Conservation and land use planning with Massachusetts' chapter 61 laws. Warwick, MA. Mount Grace land Conservation Trust, Inc.
- Slezak W. (1975). An Ecological Analysis of the White Cedar Swamp Conservation Area, Wilbraham, Massachusetts. Study prepared for the Wilbraham Conservation Commission Environmental Internship Program.
- South Hadley, Massachusetts, Town of, Open Space Committee (1993). The range and river: an open space and recreation plan.
- Stebbins, R(1864) History of Wilbraham (Historical address).

- Stein, D. (1992). Winning Community Support for Land Use Projects. Washington: The Urban Land Institute.
- Tennessee, State of (1983). Statewide comprehensive outdoor recreation plan.
- Uhlik, K. (1995). Partnership, step by step: a practical model of partnership formation. Journal of Park and Recreation Administration, 13 (4), 13-24.
- U.S.D.A. Soil Conservation Service. Soil Survey of Hampden County Central Part. May 1978.
- U.S.D.A. Natural Resource Conservation Services. Massachusetts Soil Suitability Rating for Onsite Sewage Treatment and Disposal Using Title 5 Rating Criteria. Hampden County, Central Part. 20 March 1996 rev.
- U.S.G.S. Topographic Quadrangle Map of Hampden Quadrangle. 1958, photo-revised, 1979.
- U.S.G.S. Topographic Quadrangle Map of Ludlow Quadrangle. 1969.
- Wesolowki, M. (1997). Spec Pond environmental studies. (Eagle Scout project: report to the Wilbraham Recreation Commission).
- Yoder, D. G., McKinney, W., Wicks, B., & Espeseth, R. (1995). Theory and application of triangulation to public park and recreation planning. Journal of Park and Recreation Administration, 13 (3), 26-40.
- Wilbraham Massachusetts, Town of (1993-1998). Annual town report.
- Wilbraham Massachusetts, Town of- archives.
- Wilbraham Massachusetts, Town of (1987). Open space plan.

Appendix A	List of Map Codes and Street Addresses
Appendix B	Section 504 Self Evaluation (A.D.A.)
Appendix C	Resident Survey
Appendix D	Soil Suitability Ratings
Appendix E	Vegetation and Wildlife
Appendix F	Spec Pond Plant Population Comparison
Appendix G	Historical Timeline
Appendix H	Reduced Copy of Parcel Map Depicting Parcel Numbers for Location Reference in Section 5 (Inventory of Protected, Semi-Protected, & Unprotected Land)

Note: Because the data contained in Appendix (A – H) are hard copy only, the entire appendices can be viewed at Town Hall, or the Wilbraham Public Library.